

City of Opa-locka

*Auditorium at Sherbondy Village
215 Perviz Avenue
Opa-locka, FL 33054*



PLANNING & ZONING MEETING Agenda

**Tuesday, October 11, 2022
7:00 PM**

Planning and Zoning Board

Elio Guerrero, Chairman

Germane Barnes, Board Member

Dorothy Johnson, Board Member

Dawn Mangham, Board Member

Aldo Mata, Board Member

Claudienne Hibbert Smith, Board Member

NOTE: All persons speaking shall come forward and give your full name and address, and the name and address of the organization you are representing.

There is a three (3) minute time limit for speaker/citizens forum and participation at all city commission meetings and public hearings. Your cooperation is appreciated in observing the three (3) minute time limit policy. If your matter requires more than three (3) minutes, please arrange a meeting or an appointment with the City Clerk prior to the commission meeting. City of Opa-locka Code of Ordinances Section 2-57

DECORUM POLICY

Any person making impertinent or slanderous remarks or who become boisterous while addressing the commission, shall be declared to be out of order by the presiding officer, and shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission be granted by the majority vote of the commission members. City of Opa-locka Code of Ordinances Section 2-58

NOTICE TO ALL LOBBYISTS

Any person appearing in a paid or remunerated representative capacity before the city staff, boards, committees and the City Commission is required to register with the City Clerk before engaging in lobbying activities. *City of Opa-locka Code of Ordinances Section 2-18*

FLORIDA STATUTES, CHAPTER 285.0105

"If a person decides to appeal any decision made by the Board, Agency or Commission with respect to the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

Members of the public can watch public meetings and public hearings at <https://www.youtube.com/user/CityofOpaLocka>

City Commission Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Commission may do so in person or virtually.

To participate virtually, please register by 7:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

CITY OF OPA-LOCKA

“The Great City”

AGENDA

PLANNING & ZONING MEETING

October 11, 2022

7:00 PM

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

9-13-2022 Reading Minutes

5. PUBLIC HEARING:

- 1. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING MINIMUM LOT VARIANCE APPROVAL FOR THE CONSTRUCTION OF A FOUR-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 1300 SESAME STREET AND IDENTIFIED BY FOLIO NUMBER 08-2121-002-1110, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**
- 2. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A FOUR STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 1300 SESAME STREET AND IDENTIFIED BY FOLIOS 08-2121-002-1110 IN THE R3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 3. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION OF A FOUR-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 1300 SESAME STREET AND IDENTIFIED BY FOLIOS 08-2121-002-1110, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**
- 4. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDNG THE SITE PLAN REVIEW**

APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIO #08-2121-004-1861, IN THE R3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

- 5. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1861, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**

6. ADJOURNMENT:

For further information, please contact the Office of the Community Redevelopment Clerk by email at khall@opalockafl.gov or by telephone at (305) 953-2868 Ext 1504.

The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

P&Z Meeting

Tuesday, September 13, 2022

7:00 P.M.

- **CALL TO ORDER:**

Chairman Elio Guerrero called the Planning & Zoning Meeting to order at 7:05 p.m. on Tuesday, September 13, 2022.

An opportunity was given to the public to email the Planning & Zoning Clerk prior to the Planning & Zoning Meeting with any questions/comments/concerns on items we will hear on this evening's P&Z agenda.

I ROLL CALL:

The Planning & Zoning Board of the City of Opa-locka, Miami-Dade County, met in a session on Tuesday, September 13, 2022, at 7:05 p.m. The following members of the Planning & Zoning Meeting were present: Chairman Elio Guerrero, Board Member Germane Barnes, Board Member Dorothy Johnson, and Board Member Claudienne Hibbert-Smith.

Absent Board Member: Board Member Dawn Mangham

Also, in Attendance were Planning & Zoning Director, Gregory Gay, Zoning Official Gerald Lee, Planning & Zoning Board Clerk, Kinshannta Hall, and Attorney Pam Booker.

II INVOCATION AND PLEDGE:

Prayer was led by Board Member Johnson and the Pledge of Allegiance was stated after the Prayer.

III APPROVAL OF MINUTES: Discussion of Minutes from May 10, 2022, Meeting

Chairman Elio Guerrero asked if a motion could be made to have the minutes approved from May 10, 2022, meeting.

Board Member Dorothy Johnson made a motion to approve the minutes. Board Member Claudienne Hibbert Smith second the motion. *Board Member Germane Barnes abstained from voting on the reading minutes due to his temporary absent/leave from the board.

There being no discussion, the motion passed by a 3-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Dorothy Johnson	Yes

IV. PUBLIC HEARING:

A) A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE SPECIAL EXCEPTION SITE PLAN REVIEW REQUEST FOR THE OPERATION OF A PLACE OF RELIGIOUS WORSHIP AT 2560 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-000-0130 IN THE B-2 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

On the record, Mr. Gay stated that the applicant decided to withdraw their application. The applicant was under a time constraint of getting certain things approved and will not be moving forward. The item was withdrawn from this Planning & Zoning Board meeting.

Board Member Johnson: I noticed that it has been withdrawn. This application was not in our May package. We were not here June or July. In addition to that I really have reservation when I see a registered agent application dated September 10, 1996. Staff get it together if I recall it is an annual renewal, so before any applications are presented before the board it needs to be current. I want this on the record.

B.) A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REQUEST FOR THE CONSTRUCTION AND OPERATION OF CONVENIENCE STORE, TWO RETAIL SPACES AND A SERVICE STATION WITH A HAND CAR-WASH AT 14585 NW 22 AVENUE AND IDENTIFIED BY FOLIO 08-2122-005-0690 IN THE B-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

My name is Mauricio Falla and I'm the project manager for this project. This application was previously approved with one item pending the traffic impact study. Based on the result of the study we modified the proposed the site plan.

***Staff Presentation (For Item B & Item C on the agenda)**

Mr. Lee: The subject property is currently owned by Maclam Investment, LLC C/O Mauricio Falla according to Miami-Dade County Property Appraiser's website. The property site is currently vacant pending the review and approval of this site plan review request which would allow the demolition and construction of the convenience store, service station, two retail spaces and a hand car wash in this B-2 zoning district. The applicant proposes to construct a 3,579 sq ft building with 1,975 sq ft allocated for the Convenience Store and two 802 sq ft section for new retail spaces and provide 9 vehicle parking spaces. Provide 22 new trees, 359 shrub plants, and appropriate landscaped open space. Use is permitted after special exception review in this zoning district. Use will not adversely affect the general character of the neighborhood. Use will not generate or create unfavorable vehicular traffic or circulation problems. Staff recommend approval of this revised Site Plan with any conditions that may be imposed by the Planning & Zoning Board.

Chairman Guerrero: What was the change?

Mr. Lee: Orientation of property change.

Board Member Johnson: Did we reach out to the neighbors? I'm concerned of the entry and drainage that area holds a lot of water.

Mr. Lee: Regarding drainage it's a part of the application.

Mr. Gay: It will be reflected in the Development Agreement.

Board Member Dorothy Johnson made a motion to approve Item B on the agenda and Board Member Germane Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Germane Barnes	Yes
Dorothy Johnson	Yes

C.) A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE DEVELOPMENT AGREEMENT REQUEST FOR THE CONSTRUCTION AND OPERATION OF CONVENINENCE STORE, TWO RETAIL SPACES AND A SERVICE STATION WITH A HAND CAR-WASH AT 14585 NW 22 AVENUE AND IDENTIFIED BY FOLIO 08-2122-005-0690 IN THE B-2 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Staff recommend approval of the revised Development Agreement with any conditions that may be imposed by the Planning & Zoning Board.

Board Member Germane Barnes made a motion to approve Item C with modifications applied on the agenda and Board Member Johnson second the motion.

There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Germane Barnes	Yes
Dorothy Johnson	Yes

D.) A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Public Comments:

Brian Dennis-2140 York Street

Let's get some equality in this City. We need to give the residents a voice before you go before this project. We need to have where residents are being hired by these companies moving in our city.

Board Member Barnes: I would like to thank the resident. We will do the best we can and make sure this happens.

Brian Dennis: Use your attorney an ordinance is already in place.

Board Member Johnson: I'm very familiar with ordinance 95-6 and it can be integrated. There is a lack of knowledge, research needs to be done. We must make sure the commission is informed. The ordinance has more weight. How can we do this in good faith. We need the resources.

Chairman Guerrero: We must enforce this and make it happen.

Alex Van Mechl: Two warehouses expertise paying attribute to our community. I would like for our community to look like "Opa-locka" not "Doral." I inspire everyone to look like Opa-locka.

**** Public Comments Closed***

Attorney Robert Holland spoke on behalf of the applicants and made a presentation as well.

Attorney Robert Holland: I plan to give you, my commitment. Retail is on the decline. This project is considered light industrial. Cities like Miramar and Doral are built on light industrial. A video presentation was presented. There will be entry level positions clean logistic jobs that will be created for residents. No other city can compete with Opa-locka. You would be creating a lane that eliminates the competition. There will be 1,000 jobs and 765 permanent jobs. I spoke with Mr. Beasley with Florida Memorial. There will be retail space and a show room. I

want to know if there is a PR firm in place. I want to follow up before the next City Commission.

Goldstein: There are six buildings and opportunity for more logistics. There is commercial uses movement and proposed commercial logistics.

***Staff Presentation (For Item D & Item E on the agenda)**

Mr. Lee: The subject properties are currently owned by GPT NW 42nd Avenue Owner II & III LLC c/o Gramercy Property Trust according to Miami-Dade County Property Appraiser website. The property site is currently the location of the Opa-locka Flea Market, assorted retail uses and truck parking operations; Assorted Special Events-The review and approval of this site plan review request would allow the demolition and construction of six new commercial mixed-use buildings for retail, warehouse, and distribution facilities to operate from the property at 12691 NW 42nd Avenue and 12705 NW 42nd Avenue in this B-3 zoning district. The Land Use for 12691 NW 42nd Avenue is Commercial and the Land Use for 12705 NW 42nd Avenue is Industrial. The Applicant proposes to construct six buildings that total 741,837 square feet to accommodate both retail and industrial warehouse & distribution uses and provide 74,182 square feet of office space. The site plan provides that it complies with the required landscaping and parking for this 43.76 +/- acre combined site. The uses proposed are permitted through property zoning and incorporation of uses permitted by the Corridor Mixed Use Overlay.

As a mixed-use development there must be clear indications of retail, sales and service uses and distinct indicators of where those uses will be located.

The MXUOD District permits Retail and Service Uses as well as Hotels, Movie Theaters, Health Spas, and Medical and Business Offices. The commercial mixed use also includes Recreational Facilities that include recreation buildings for indoor sports, i.e., indoor soccer, swimming pools, parks, (which could include a water park) open space and recreational area for tennis courts, basketball courts, etc. The site plan provides for the location of smaller businesses with office / showroom / retail spaces for commercial business uses.

For horizontal Mixed-Use with multiple buildings, each building may be a separate use, however there must be clear indicators as to the area designated for retail/commercial uses and those for industrial uses. The site plan provides for shallower depths on bldgs. Facing LJD/LJ

Staff recommends an Economic and Fiscal Impact Analysis, and a Market Feasibility Study are provided, and the Final Site Plan is modified accordingly and with the conditions listed in the staff report and conditions that may be imposed by the Planning & Zoning Board.

Chairman Guerrero: There is two lot covered under the overlay?

Mr. Lee: Yes

Board Member Johnson: It allows future growth?

Mr. Lee: Yes. Based on the requirement code they are complying. We are in support.

Board Member Dorothy Johnson made a motion to approve Item D on the agenda and Board Member Germane Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Germane Barnes	Yes
Dorothy Johnson	Yes

E.) A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Staff recommend approval of the Development Agreement with any modifications of the site plan as a result of an Economic and Fiscal Impact Analysis and a Market Feasibility Study and any conditions that may be imposed by the Planning & Zoning Board.

Board Member Dorothy Johnson made a motion to approve Item E on the agenda and Board Member Claudienne Hibbert Smith second the motion.

There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Germane Barnes	Yes
Dorothy Johnson	Yes

F.) AN ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, TO RECOMMEND THE ADOPTION OF A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATION, ORDINANCE 15-31, TO PERMIT TRACTOR TRAILER TRUCK AND / OR MAJOR VEHICLE (10,000 LBS OR GREATER) PARKING IN THE I-4 ZONING DISTRICT; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Public Comments:

Attorney Hope Calhoun: This ordinance is beneficial to the city. I'm in support of this Ordinance.

Public Comments Closed.

Board Member Johnson: In compliance very much needed take it to the next step.

***Staff Presentation (For Item F on the agenda)**

Mr. Lee: This use is permitted two industrial zoning districts which includes I-2 Industrial Planned District and I-3 Liberal Industrial District. The I-4 Liberal Industrial District for junkyard, salvage/scrap metal and storage. There is great need for this use in South Florida. This use is less intensive than the current permitted uses of the I-4 district. Staff recommend approval of the amendment to Ordinance 15-31, land development regulations with any conditions that may be imposed by the Planning & Zoning board.

Board Member Dorothy Johnson made a motion to approve Item F with modification applied on the agenda and Board Member Claudienne Hibbert Smith second the motion.

There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Germane Barnes	Yes
Dorothy Johnson	Yes

STAFF UPDATE

VI ADJOURNMENT

The meeting was adjourned.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

RESOLUTION NO. 22-XXXXXXX

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1861, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the applicant, NE 113 Ter, LLC intends to construct a six-story multi-family building that will provide 45 apartment units and 50 parking spaces; and

WHEREAS, the applicant further intends to provide 1,600 square feet of retail space and landscaping in accordance with the City of Opa-Locka's Land Development Regulations; and

WHEREAS, the Applicant, has submitted a request for a Developer Agreement pertaining to the construction of a multi-family residential building in the Moderate Density Residential Zoning District (R-3); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the Developer Agreement application of NE 113 TER, LLC and has determined that the responsibilities for expansion, extensions and reimbursement schedules, if any, are consistent with the improvements and will meet the new level of service of the project proposed consistent with the City's Land Development Regulations; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the Developer Agreement as provided herein and attached as Exhibit "A".

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals.

The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL.

Approval/Denial of Developer Agreement. The Planning & Zoning Board of the City of Opa-Locka hereby recommends approval / denial of the Developer Agreement for the construction of a six-story multi-family building that will provide 45 apartment units and 50 parking spaces on the property located at the corner of Sesame Street and Ali Baba Avenue and Identified by folios 08-2121-004-1861, in the R-3 Zoning District and attached hereto as Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2022.

Elio Guerrero, Chairman

ATTEST:

Kinshannta Hall, Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Board Member Mata	_____
Board Member Hibbert	_____
Board Member Barnes	_____
Board Member Johnson	_____
Board Member Mangham	_____
Chairman Guerrero	_____

Received:
By:
Date:

“ THE GREAT CITY “



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2020-2021

TOTAL FEES: \$ _____ New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates

1st Tuesday of Each Month)

Date Application Found Sufficient

October 5, 2021
November 2, 2021
December 7, 2021
January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022
August 2, 2022
September 6, 2022

August 20, 2021
September 17, 2021
October 15, 2021
November 19, 2021
December 17, 2021
January 14, 2022
February 18, 2022
March 18, 2022
April 15, 2022
May 20, 2022
June 17, 2022
July 22, 2022

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.
2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.
3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*
4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.
5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1503
Facsimile: 305-953-3060

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: Scarborough Investment Enterprises, LLC

PROPERTY OWNER'S ADDRESS: 1700 NE 143 ST, N Miami, FL 33181
Number/Street City State/Zip Code

APPLICANT'S NAME: Eric Scarborough

APPLICANT'S ADDRESS: 1700 NE 143 ST N Miami, FL 33181
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305 433 4843 HOME _____ OTHER 305 318 4978

SUBJECT PROPERTY ADDRESS: 1300 sesame ST
Number/Street

TAX FOLIO NUMBER: 08-2121-002-1110 PRESENT ZONING: R3

LEGAL DESCRIPTION: West 73.23 ft of tract 7-a, of Revised Plat of amended Plat of Plat No. one Opa-locka, according to the Plat therof as recorded in plat book 34, pg 8 of public records
Please check specific request:

- ☐ Tentative Plat
☐ Final Plat
☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment below)
☐ Rezoning
☐ Drainage Plan
☐ Fill Permit Request
☐ Preliminary Site Plan Review
☐ Final Site Plan Review
☐ Conditional Use Permit – No Plans
☐ Conditional Use Permit – With Plans
☐ Special Exception – No Plans
☐ Special Exception – With Plans
☐ Development Agreement
☐ Restrictive Covenant
☒ Other – Please specify: Variance sq ft R3

Add any additional information that may be of importance to this request:

Received: By: Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

- _____ Completed application form
- _____ Application fee payable to the City of Opa-locka by check or money order
- _____ Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- _____ Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)
- _____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- _____ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- _____ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- _____ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies
- _____ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- _____ Narrative concept must be submitted with application

AFFIDAVIT

I, Eric Scarborough, being first duly sworn, depose and say that I am the **OWNER** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

[Signature]
Signature

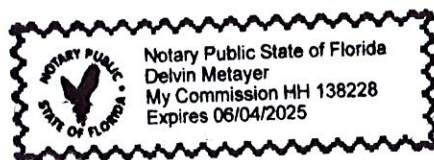
5/16/22
Date

Sworn to and subscribed before me:

This 16 day of MAY,

Delvin Metayer
Notary Public
Attach copy of identification

My commission expires 06/04/25



PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

My commission expires: _____

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☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.16

Total Postage and Fees \$4.91

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here MAY 16 2022 NORTH MIAMI FL 33181

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Opd Loc 37054

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.16

Total Postage and Fees \$4.91

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Detail by Entity Name

Florida Limited Liability Company

SCARBOROUGH INVESTMENT ENTERPRISES, LLC

Filing Information

Document Number	L14000040864
FEI/EIN Number	46-5389168
Date Filed	03/11/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/04/2019

Principal Address

1700 NE 143 ST
N MIAMI, FL 33183

Mailing Address

1700 NE 143 ST
N MIAMI, FL 33183

Registered Agent Name & Address

FRANXO, XAVIER A
255 Alhambra Circle
STE 925
CORAL GABLES, FL 33134

Name Changed: 11/03/2015

Address Changed: 10/04/2019

Authorized Person(s) Detail

Name & Address

Title Manager

Scarborough, Eric
1700 NE 143 ST
North Miami, FL 33181

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2020	03/20/2020
2021	01/20/2021
2022	01/25/2022
Document Images	
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/20/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
10/04/2019 -- REINSTATEMENT	View image in PDF format
01/24/2018 -- ANNUAL REPORT	View image in PDF format
05/24/2017 -- ANNUAL REPORT	View image in PDF format
07/11/2016 -- ANNUAL REPORT	View image in PDF format
11/03/2015 -- REINSTATEMENT	View image in PDF format
03/11/2014 -- Florida Limited Liability	View image in PDF format

SCARBOROUGH INVESTMENT ENTERPRISES, LLC
1700 NE 143 ST
North Miami, FL 33181

To: City of Opa-Locka
780 Fisherman St
Opa-locka, FL33054

Letter of Intent

To whom it may concern:

We, Scarborough Investment Enterprises, LLC, intend to build a 4-story apartment complex that will house 6 spacious 2-bedroom units that are 949 SFT each. The location of the intended lot is 1300 Sesame St. The 1st floor will be dedicated to parking and will provide 13 spaces. The lot will be beautified with landscaping, a dog park, and sitting area. The exterior will be built with a modern design and vibrant colors. It is expected that this will bring value to the surrounding neighborhood and will incentivize other developers and homeowners alike to renovate their homes with the intent to beautify Opa-locka.

We hope that you find this request inviting and acceptable. We look forward to working with you in the improvement of your beautiful City of Opa-locka!

Eric Scarborough, CGC, MGR
Scarborough Investment Enterprises, LLC



Memorandum

TO: Attorney Bernadette Norris-Weeks & CAO

FROM: Gregory D. Gay, Director
Planning & Community Development Dept
Gerald Lee, Planner/Zoning Official
Planning & Community Development Dept

DATE: September 27, 2022

RE: Eric Scarborough PZAB Items for the Meeting on 10-11-22

Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

PL NO 1 OPA LOCKA PB 25-44 LOT 1 & W30FT OF LOT 2 BLK 7 LOT SIZE 8714 SQ FT OR 17685-3110 0697 3
COC 24068-2460 12 2005 4

- The proposed project consists of the construction of a four-story multi-family building on this vacant 8,714 square foot or 0.20 Acre site which is owned by Scarbough Investment Enterprises, LLC according to Miami Dade Property appraiser's website at 1300 Sesame Street, Opa-locka, FL 33054.



← EAST SESAME STREET WEST →



KALANDAR STREET

II. Project Details

- **Applicant's intent**

The Applicant, **Eric Scarborough c/o Scarborough Investment Enterprises, LLC** intends to construct a four-story multifamily building that will provide six two-bedroom units and provide thirteen parking spaces on the first floor. The applicant also intends to provide a dog park and landscaping in accordance with the City Land Development Regulations. In accordance with the requirements of the City of Opa-locka Land Development Regulations the applicant has submitted three development requests:

The Applicant, Eric Scarborough c/o Scarborough Investment Enterprises, LLC

1. Variance Request for Minimum Lot Requirement; the minimum lot area for the Moderate Density Residential Zoning District (R-3) is 9,600 square feet;

2. Site Plan Review; to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3)

3. Development Agreement Review. The applicant, Eric Scarborough c/o Scarborough Investment Enterprises, LLC to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3)

END OF MEMORANDUM

PROPOSED PROJECT FOR:
new apartment building
1300 SESAME STREET, OPA LOCKA, FLORIDA, 33064



RENDERING

INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
1	COVER SHEET
2	RENDERING
3	A-1.0 ARCHITECTURAL SITE PLAN
4	A-1.1 GROUND FLOOR PLAN
5	A-1.2 2ND FLOOR PLAN
6	A-1.3 3RD FLOOR PLAN
7	A-1.4 4TH FLOOR PLAN
8	A-1.5 ROOF PLAN
9	A-2.0 ELEVATION
10	A-2.1 ELEVATION
11	A-2.2 ELEVATION
12	A-2.3 ELEVATION

JOHN A. BODZIAK
AIA, ARCHITECT, PA
JOVAN RODRIGUEZ
AIA, ASSOCIATE

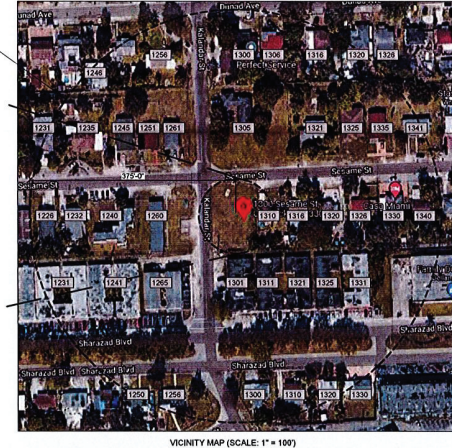
ARCHITECTURE, DESIGN, AND CONSTRUCTION
MANAGEMENT
FLORIDA REGISTRATION NO. AR0005066
744 49th STREET NORTH
SAINT PETERSBURG, FLORIDA 33710
TEL: (727) 927-1966 FAX: (727) 926-0968
EMAIL: JACOB@JANODCM.COM

SCOPE OF WORK

CONSTRUCTION OF A NEW 6 UNIT APARTMENT
BUILDING CONSISTING OF THREE LIVING
FLOORS OVER GROUND LEVEL PARKING.

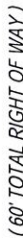
LEGAL DESCRIPTION

LOT 1 AND WEST 30 FEET OF LOT 2, BLOCK 7,
OF "PLAT NO. ONE OPA LOCKA", ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 25, AT PAGE 44, OF THE PUBLIC
RECORDS OF MIAMI-DADE, FLORIDA.

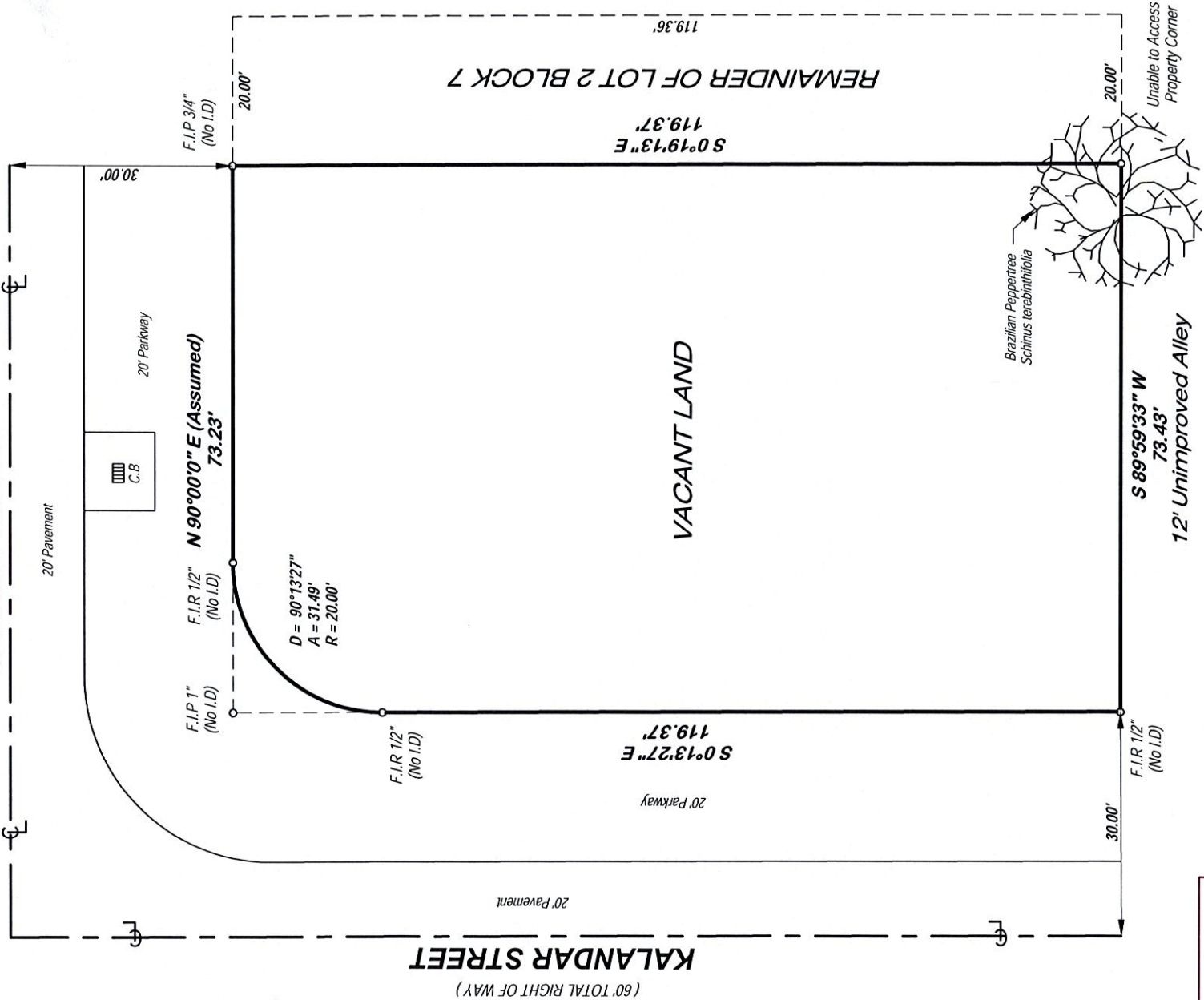


NEIGHBORHOOD LISTING - PROPERTIES WITHIN 375' RADIUS OF PROJECT SITE				
PARCEL #	OWNER'S NAME	ADDRESS	FOLIO #	LEGAL DESCRIPTION
1280	ROONEY J MAGWOOD	1280 Sesame St	08-2121-002-2340	PL NO 1 OPA LOCKA PB 23-44, LOTS 11 & 12 BLK 13, LOT SIZE 11785 SQUARE FEET, OR 19488-1416 02001.1
1240	JOHN E SHAMORA BUSTA	1240 Sesame St	08-2121-002-2330	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 9 & 10 BLK 13, LOT SIZE 11905 SQUARE FEET, OR 121025-2618 0194.4
1232	WHALEY F PREISE	1232 SESAME ST	08-2121-002-2321	PL NO 1 OPA LOCKA PB 25-44, LOT 8 BLK 13, LOT SIZE 9590 SQUARE FEET, OR 11160-0989 0708.1
1228	MAG FLORENCE PROPERTIES INC	1228 SESAME ST	08-2121-002-2320	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOT 7 BLK 13, LOT SIZE 9990 SQUARE FEET, OR 10770-0572 0495.1 COC 22173-4707 03 2004.1
1231	SUGROUP LLC	1231 SHARAZAD BLVD	08-2121-002-2380	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 17 & 18 BLK 13, LOT SIZE 11900 SQUARE FEET, OR 19204-3457 0200 0 (2)
1241	SUGROUP LLC	1241 SHARAZAD BLVD	08-2121-002-2370	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 15 & 16 BLK 13, LOT SIZE 11900 SQUARE FEET, OR 19204-3457 0200 0 (2)
1265	FUN N GAMES LLC	1265 SHARAZAD BLVD	08-2121-002-2350	PL NO 1 OPA LOCKA PB 25-44, LOTS 13 & 14 BLK 13, LOT SIZE 11858 SQUARE FEET, OR 10680-1781 0280.1
1250	GILGA M VENERIO	1250 SHARAZAD BLVD	08-2121-002-2190	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOT 18 & PT LOTS 17 & 19 BLK 12 & 8, PT PB 46-76 DB 3605-493, LOT SIZE 60000 X 109, OR 10336-234 0379.4 COC 22330-0925 02 2004.6
1256	JUAN E URENA	1256 SHARAZAD BLVD	08-2121-002-2200	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 20 & 21 & PT LOT 19 BLK 12 & 8, PT PB 46-76 DB 3509-145, LOT SIZE 9,101 SQ FT M/L, OR 15010-3312 0491.1 COC 22673-3219 09 2004.1
1300	AUSTINO ALEXIS RAMOS GUTIERREZ, YANET Y CURELO	1300 SHARAZAD BLVD	08-2121-002-1290	OPA LOCKA PLAT NO 1 PB 25-44, LOTS 1 & 2 & W/2 LOT 3 BLK 6, & LOTS 1-A & 2-A & W/2 LOT 3-A, PER PB 46-76 BLK 6-A, LOT SIZE 8350 SQUARE FEET.
1310	NELSON F MUNGUA	1310 SHARAZAD BLVD	08-2121-002-1300	OPA LOCKA PLAT NO 1 PB 25-44, E/2 LOT 3 & ALL LOTS 4-5 BLK 6, & E/2 LOT 3-A & ALL LOTS 4-A & 5-A, PER PB 46-76 BLK 6-A, LOT SIZE 7085 SQUARE FEET, OR 19308-2170 0800.1
1320	SHEAMORA POLLACK	1320 SHARAZAD BLVD	08-2121-002-1310	PL NO 1 OPA LOCKA PB 25-44, LOTS 6 & 7 & W/2 LOT 8 BLK 6, & LOTS 6-A & 7-A & W/2 LOT 8-A, PER PB 46-76 BLK 6-A, LOT SIZE 7085 SQUARE FEET.
1330	JOSE RAMON QUINONES JR, SHERYL O CULLALAD	1330 SHARAZAD BLVD	08-2121-002-1320	21 52 41, PL NO 1 OPA LOCKA PB 25-44, E/2 LOT 8 & ALL LOTS 9 & 10 & W/2 LOT 11 BLK 6 & E/2 LOT 8-A, LOT SIZE 7090 SQ FT.
1331	OW OPA LOCKA LLC	1331 SHARAZAD BLVD	08-2121-002-1270	PL NO 1 OPA LOCKA PB 25-44, LOT 19 BLK 6, LOT SIZE 6723 SQUARE FEET, OR 18071-1925 0488.1
1301	MONTEAURO LLC	1301 SHARAZAD BLVD	08-2121-002-1280	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 21-22-23-24 & LOT 20 LESS E, 6 SFT BLK 7, LOT SIZE 27982 SQUARE FEET.
1311	MONTEAURO LLC	1311 SHARAZAD BLVD	08-2121-002-1280	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 21-22-23-24 & LOT 20 LESS E, 6 SFT BLK 7, LOT SIZE 27982 SQUARE FEET.
1321	MONTEAURO LLC	1321 SHARAZAD BLVD	08-2121-002-1280	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 21-22-23-24 & LOT 20 LESS E, 6 SFT BLK 7, LOT SIZE 27982 SQUARE FEET.
1325	MONTEAURO LLC	1325 SHARAZAD BLVD	08-2121-002-1280	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 21-22-23-24 & LOT 20 LESS E, 6 SFT BLK 7, LOT SIZE 27982 SQUARE FEET.
1340	MANUEL GONZALEZ B W MARITZA	1340 SESAME ST	08-2121-002-1170	PL NO 1 OPA LOCKA PB 25-44, E/2 LOT 8 & W/2 LOT 9 BLK 7, LOT SIZE 7140 SQ FT, OR 16025-2502 0194.1
1330	ALTRENEADIA EVAN	1330 SESAME ST	08-2121-002-1160	PL NO 1 OPA LOCKA PB 25-44, E/2 LOT 7 & W/2 LOT 8 BLK 7, LOT SIZE 7140 SQ FT, OR 17814-3510 0297.3
1320	JOSSETTE BRUNOT	1320 SESAME ST	08-2121-002-1150	PL NO 1 OPA LOCKA PB 25-44, E/2 LOT 6 & W/2 LOT 7 BLK 7, LOT SIZE 7140 SQUARE FEET, OR 17544-1922 0297.1
1320	2320 SESAME STREET LLC	1320 SESAME ST	08-2121-002-1140	PL NO 1 OPA LOCKA PB 25-44, LOT 5 & W/2 LOT 6 BLK 7, LOT SIZE 7140 SQUARE FEET, OR 20038-1139 1101.1
1316	1316 SESAME STREET LLC	1316 SESAME ST	08-2121-002-1130	PL NO 1 OPA LOCKA PB 25-44, E/2 LOT 4 & W/2 LOT 5 BLK 7, LOT SIZE 7140 SQUARE FEET.
1310	1310 SESAME STREET LLC	1310 SESAME ST	08-2121-002-1120	PL NO 1 OPA LOCKA PB 25-44, E/2 LOT 3 & W/2 LOT 4 BLK 7, LOT SIZE 7140 SQUARE FEET.
1341	ROBERT MACAK	1341 SESAME ST	08-2121-002-1060	PL NO 1 OPA LOCKA PB 25-44, LOTS 16 & 17 BLK 6, LOT SIZE 100,000 X 129, OR 19400-1205 1200.1
1335	CAROL HENRY SHANARA ANTHONY GUISHARD DUANNE GUISHARD	1335 SESAME ST	08-2121-002-1070	PL NO 1 OPA LOCKA PB 25-44, LOT 18 BLK 6, LOT SIZE 50,000 X 129.
1325	1325 LLC	1325 SESAME ST	08-2121-002-1080	PL NO 1 OPA LOCKA PB 25-44, LOT 19 BLK 6, LOT SIZE 50,000 X 129, 758 3016.
1321	SPODITZ WEBER & JANET W SMITH	1321 SESAME ST	08-2121-002-1090	PL NO 1 OPA LOCKA PB 25-44, LOTS 20 & 21 BLK 6, LOT SIZE 100,000 X 129, OR 12909-451 0586.4
1305	MARLE EDWARDS	1305 SESAME ST	08-2121-002-1100	PL NO 1 OPA LOCKA PB 25-44, LOTS 22 TO 24 INC BLK 6, LOT SIZE 143,130 X 129.
1261	TV JONES B W JACQUELINE	1261 SESAME ST	08-2121-002-2500	PLAT NO 1 OPA LOCKA PB 25-44, LOT 13 BLK 14, LOT SIZE 49,130 X 129.
1251	BERTHA BARROK & KENDRICK BRALFORD	1251 SESAME ST	08-2121-002-2510	21 52 41, PLAT NO 1 OPA LOCKA PB 25-44, LOT 14 BLK 14, LOT SIZE 50,000 X 129.
1245	REGINALD B DAVIS	1245 SESAME ST	08-2121-002-2520	21 52 41, PLAT NO 1 OPA LOCKA PB 25-44, LOT 15 BLK 14, LOT SIZE 50,000 X 129.
1235	DOMICIANO DE LA TORRE MACHADO	1235 SESAME ST	08-2121-002-2530	PLAT NO 1 OPA LOCKA PB 25-44, LOTS 16 & 17 BLK 14, LOT SIZE 100,000 X 129.
1231	RAMON J MORALES & IRIS G SANTIAGO	1231 SESAME ST	08-2121-002-2540	PLAT NO 1 OPA LOCKA PB 25-44, LOT 18 & E/2 LOT 19 BLK 14, LOT SIZE 60,000 X 129.
1225	JUAN C SANTOS	1225 DUNAD AVE	08-2121-002-0990	PL NO 1 OPA LOCKA PB 25-44, W/2 LOT 7 & E/2 LOT 8 BLK 6, OR 17878-3508 1197.3
1230	MARIANO ISER GARCIA & ANSELMA SEPULVEDA	1230 DUNAD AVE	08-2121-002-0970	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 4 & 5 & W/2 LOT 6 BLK 6, LOT SIZE 110,000 X 129.
1316	FRITZ RAYMOND ANTONINE CHARLES JAMES RAYMOND	1316 DUNAD AVE	08-2121-002-0960	PL NO 1 OPA LOCKA PB 25-44, LOT 1 BLK 6, LOT SIZE 50,000 X 129.
1306	CHRISTOPHER KINOS & SHARON	1306 DUNAD AVE	08-2121-002-0950	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOT 2 BLK 6, LOT SIZE 50,000 X 129.
1300	ALMA MUNALES	1300 DUNAD AVE	08-2121-002-0940	PL NO 1 OPA LOCKA PB 25-44, LOT 1 BLK 6, LOT SIZE 43,000 X 130, OR 18675-1283 0699.1
1256	ANNIK CRUZ	1256 DUNAD AVE	08-2121-002-2490	PLAT NO 1 OPA LOCKA PB 25-44, E/2 OF LOT 11 & LOT 12, BLK 14, LOT SIZE 75,000 X 129.
1246	JOSEPH CARLOS	1246 DUNAD AVE	08-2121-002-2480	PL NO 1 OPA LOCKA PB 25-44, LOT 10 & W/2 OF LOT 11, BLK 14, LOT SIZE 75,000 X 129.

PROJECT	
NEW APARTMENT BUILDING	
1300 SESAME STREET, OPA LOCKA, FL 33054	
COVER SHEET	
DATE	
NOV - 2021	
JOB PROJECT	
2021-064	
SHEET	
CO	

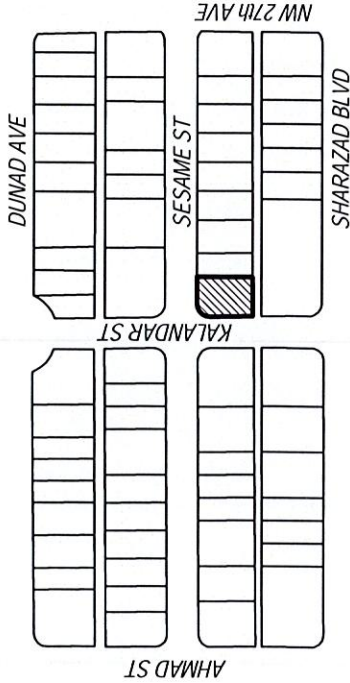


20' Pavement



- None Found.

N.T.S.



Lot 1 and West 30 feet of Lot 2, Block 7, of "PLAT NO. ONE OPA LOCKA", according to the Plat thereof as recorded in Plat Book 25, at Page 44, of the Public Records of Miami-Dade County, Florida

1300 Sesame Street
Opa-Locka, FL 33054

*Mr. Miami Real Estate LLC.
C & C Title Agency, Inc.
First American Title Insurance Company.*

JOB No: 20-09308	DATE: 9/25/2020	DRAWN BY: H.Y.P	REVISED:
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***THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP, LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHT OF WAY OF RECORD.**

***LEGAL DESCRIPTION PROVIDED BY CLIENT.**

***BEARINGS IF SHOWN ARE BASED ON ASSUMED MERIDIAN BY PLAT.**

***THE GRADE OF ACCURACY OF THIS SURVEY MEETS AND EXCEEDS THE STANDARDS OF PRACTICE OF SURVEY REQUIREMENTS FOR A SUBURBAN AREA (17 FOOT IN 7,500 FEET).**

***IF SHOWN, ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.**

***DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORDED AND MEASURED UNLESS OTHERWISE STATED.**

***THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THIS CITY AND THIS CITY MAKES NO WARRANTY OR CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.**

***THIS SURVEY IS INTENDED FOR TITLE INSURANCE PURPOSES ONLY EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED.**

***THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION. PERMITTING, DESIGN OR ANY OTHER USE WITHOUT WRITTEN CONSENT OF ORION SURVEYORS & MAPPERS, INC.**

THE FLOOD INSURANCE RATE MAP, DATED 9-11-2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), DELINEATES THE HEREIN DESCRIBED LAND TO BE LOCATED WITHIN :

COMMUNITY No: 120657	PANEL No: 0138	SUFFIX: L	FIRM ZONE: X	BASE FLOOD ELEVATION: N/A.
-----------------------------	-----------------------	------------------	---------------------	-----------------------------------

= WOOD FENCE

= CHAIN LINK FENCE

= WIRE FENCE

= CONCRETE BLOCK STRUCTURE

= METAL FENCE

ENCR. = ENCROACHMENT C.B.S. = CONCRETE BLOCK STRUCTURE C.L.F. = CHAIN LINK FENCE W.F. = WIRE FENCE M. = MEASURED (M) = MEASURED (P) = PLATTED (C) = CALCULATED O/S = OFFSET F.I.P. = FOUND IRON PIPE F.N.D. = FOUND NAIL & DISC CL = CENTER LINE	P.R.M P.C.H P.I P.O F.O.H U.E D.M.E P.P. O.P.L A.D.R.T F.I.R	= PERMANENT REFERENCE POINT = PERMANENT CONTROL POINT = POINT OF INTERSECTION = POINT OF CURVATURE COMMENCE = POINT OF CURVATURE TERMINATION = UTILITY EASEMENT = DRAINAGE MAINTENANCE EASEMENT = POWER POLE = OVERHEAD POWER LINES = ARC. DELTA. RADIUS. TANGENT = FOUND IRON ROD	W.M. F.H. C.B. CONC CONCRETE STAINLESS A.C F.F.E.L P.O.B. P.O.C. N.T.S B.M.	= WATER METER = FIRE HYDRANT = CATCH BASIN = CONCRETE = STAINLESS = AIR CONDITIONER = FINISH FLOOR ELEVATION = POINT OF BEGINNING = POINT OF COMMENCEMENT = NOT TO SCALE = BENCH MARK
---	---	---	--	--

The information shown hereon meets the Standards of Practice as set forth by the "FLORIDA BOARD OF LAND SURVEYORS in Chapter 5J-10, Florida Administrative Code, Pursuant to Section 472.02, Florida Statutes.


HECTOR Y. PINERA
 Registered Land Surveyor & Mapper No. 5687
 State of Florida

(Not Valid without the Signature and the Original Raised Seal of a Florida Licensed Surveyor & Mapper)

**ORION SURVEYORS
& MAPPERS, INC.**



16217 S.W. 48th TERR.
MIAMI, FLORIDA 33185.
(305) 229-5130 ~ 232-1109
orionsurveyors@gmail.com

Certificate of Authorization LB 6774

PROPOSED PROJECT FOR:
NEW APARTMENT BUILDING
1300 SESAME STREET, OPA LOCKA, FLORIDA, 33064



RENDERING

INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
1	CO COVER SHEET
2	RE RENDERING
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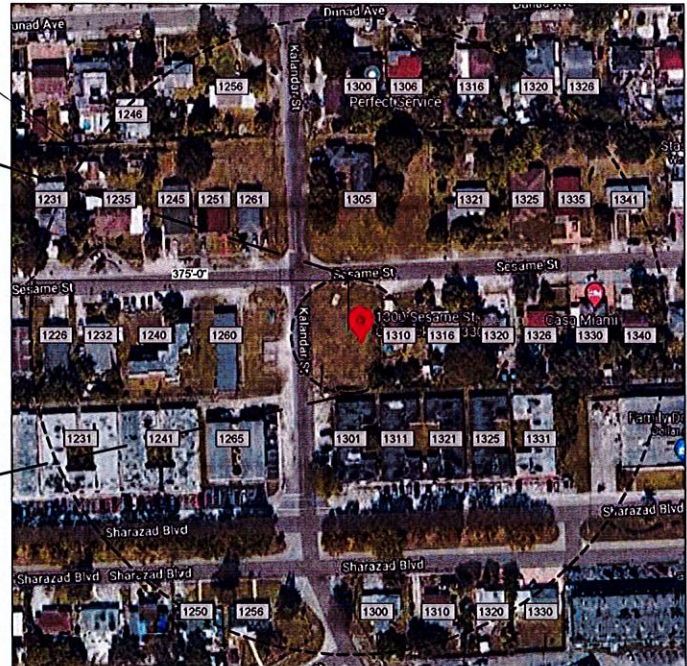
JOHN A. BODZIAK
AIA, ARCHITECT, PA
JOVAN RODRIGUEZ
AIA, ASSOCIATE
ARCHITECTURE, DESIGN, AND CONSTRUCTION
MANAGEMENT
FLORIDA REGISTRATION NO. AR0005665
743 49th STREET NORTH
SAINT PETERSBURG, FLORIDA 33710
TEL: (727) 327-1966 FAX: (727) 826-0968
EMAIL: JACK@JABODZIAK.COM

SCOPE OF WORK

CONSTRUCTION OF A NEW 6 UNIT APARTMENT
BUILDING CONSISTING OF THREE LIVING
FLOORS OVER GROUND LEVEL PARKING.

LEGAL DESCRIPTION

LOT 1 AND WEST 30 FEET OF LOT 2, BLOCK 7,
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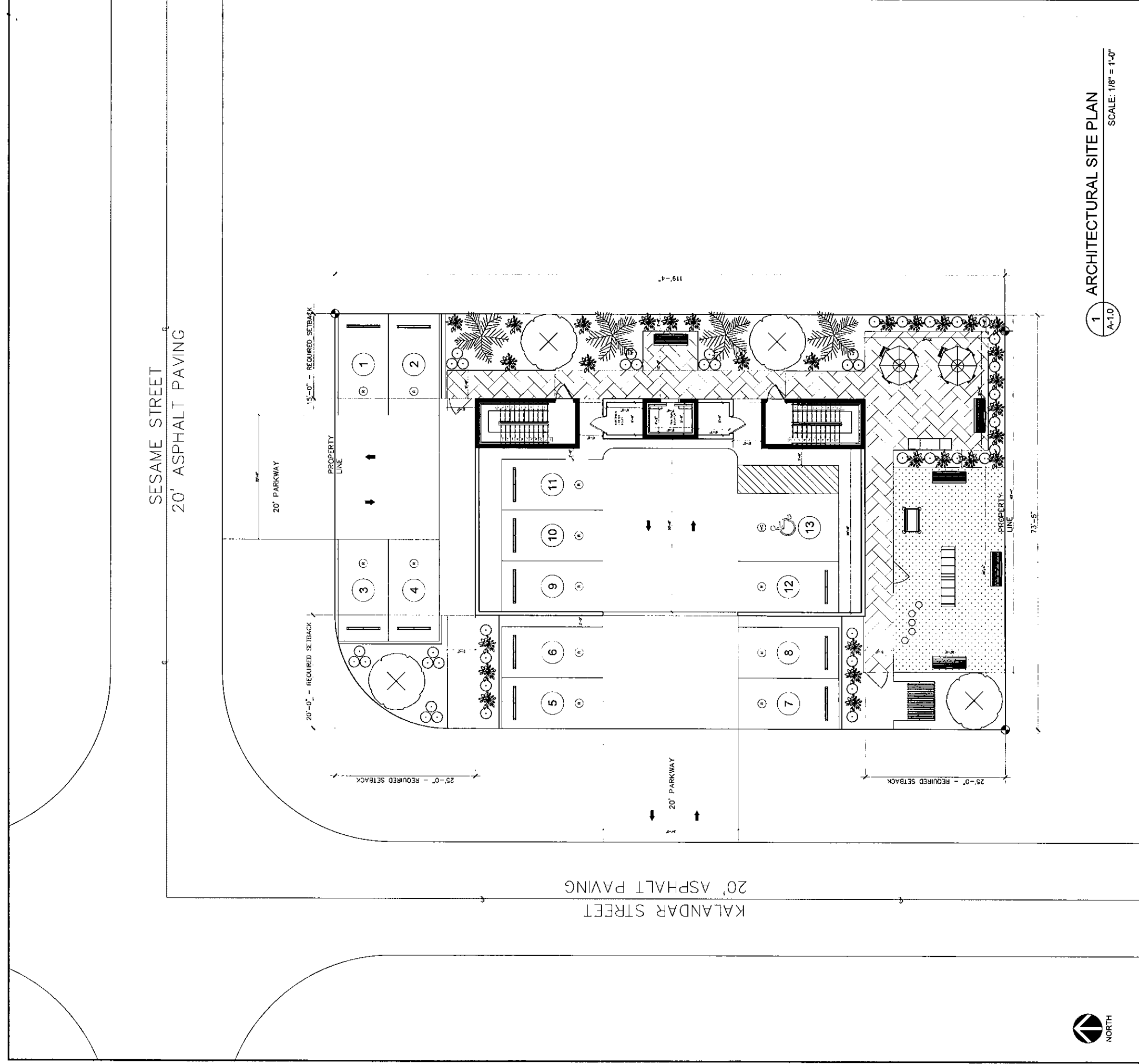
VICINITY MAP (SCALE: 1" = 100')

NEIGHBORHOOD LISTING - PROPERTIES WITHIN 375' RADIUS OF PROJECT SITE				
PARCEL #	OWNER'S NAME	ADDRESS	FOLIO #	LEGAL DESCRIPTION
1260	RODNEY J MAGWOOD	1260 Sesame St	08-2121-002-2340	PL NO 1 OPA LOCKA PB 23-44, LOTS 11 & 12 BLK 13, LOT SIZE 11785 SQUARE FEET, OR 19488-1416 0201 1.
1240	JOHN & SANDRA BUSTA	1240 Sesame St	08-2121-002-2330	21 52 41, PL NO 1 OPA LOCKA PB 25-44, 13 LOTS 9 & 10 BLK, LOT SIZE 11900 SQUARE FEET, OR 21025-2618 0194 4.
1232	WHALLY PIERRE	1232 SESAME ST	08-2121-002-2321	PL NO 1 OPA LOCKA PB 25-44, LOT 8 BLK 13, LOT SIZE 5950 SQUARE FEET, OR 11160-0969 0781 1.
1228	MAG FLORIDA PROPERTIES INC	1228 SESAME ST	08-2121-002-2320	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOT 7 BLK 13, LOT SIZE 5950 SQUARE FEET, OR 16770-0572 0495 1 COC 22173-4707 03 2004 1.
1231	SUGROUP LLC.	1231 SHARAZAD BLVD	08-2121-002-2380	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 17 & 18 BLK 13, LOT SIZE 11900 SQUARE FEET, OR 19264-3457 0200 6 (2).
1241	SUGROUP LLC.	1241 SHARAZAD BLVD	08-2121-002-2370	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 15 & 16 BLK 13, LOT SIZE 11900 SQUARE FEET, OR 19264-3457 0200 6 (2).
1265	FUN N GAMES LLC.	1265 SHARAZAD BLVD	08-2121-002-2350	PL NO 1 OPA LOCKA PB 25-44, LOTS 13 & 14 BLK 13, LOT SIZE 11858 SQUARE FEET, OR 10680-1781 0280 1.
1250	OLGA M VENEREO	1250 SHARAZAD BLVD	08-2121-002-2190	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOT 18 & PT LOTS 17 & 19 BLK 12 & 8, PT PB 46-76 DB 3605-493, LOT SIZE 60,000 X 109, OR 10336-234 0379 4 COC 22330-0925 02 2004 4.
1256	JUAN E URENA	1256 SHARAZAD BLVD	08-2121-002-2200	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 20 & 21 & PT LOT 19 BLK 12 & 8, PT PB 46-76 DB 3605-493, LOT SIZE 9,101 SQ FT M/L, OR 15010-3312 0491 1 COC 22673-3219 09 2004 1.
1300	JUSTINO ALEXIS RAMOS GUTIERREZ, YANET Y CURBELO	1300 SHARAZAD BLVD	08-2121-002-1290	OPA LOCKA PLAT NO 1 PB 25-44, LOTS 1 & 2 & W10FT LOT 3 BLK 8, & LOTS 1-A & 2-A & W10FT LOT 3-A, PER PB 46-76 BLK 8-A, LOT SIZE 8350 SQUARE FEET.
1310	NELSON F MUNGUIA	1310 SHARAZAD BLVD	08-2121-002-1300	OPA LOCKA PLAT NO 1 PB 25-44, E15FT LOT 3 & ALL LOTS 4-5 BLK 8, & E15FT LOT 3-A & ALL LOTS 4-A & 5-A BLK 8-A PB 46-76, LOT SIZE 7085 SQUARE FEET, OR 19308-2170 0800 1.
1320	SHEANDRA POLLACK	1320 SHARAZAD BLVD	08-2121-002-1310	PL NO 1 OPA LOCKA PB 25-44, LOTS 6 & 7 & W15FT LOT 8 BLK 8, & LOTS 6-A & 7-A & W15FT LOT 8-A, PB 46-76 BLK 8-A, LOT SIZE 7085 SQUARE FEET.
1330	JOSE RAMON QUINONES JR, SHERYL O CULLALAD	1330 SHARAZAD BLVD	08-2121-002-1320	21 52 41, PL NO 1 OPA LOCKA PB 25-44, E10FT LOT 8 & ALL LOTS 9 & 10 & W5FT LOT 11 BLK 8 & E10FT LOT 8-A, LOT SIZE 7090 SQ.FT.
1331	GW OPA LOCKA LLC	1331 SHARAZAD BLVD	08-2121-002-1270	PL NO 1 OPA LOCKA PB 25-44, LOT 19 & E6.5FT LOT 20, BLK 7, LOT SIZE 6723 SQUARE FEET, OR 18071-1925 0498 1.
1301	MONTAURO LLC.	1301 SHARAZAD BLVD	08-2121-002-1280	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 21-22-23-24 & LOT 20 LESS E, 6.5FT BLK 7, LOT SIZE 27982 SQUARE FEET.
1311	MONTAURO LLC.	1311 SHARAZAD BLVD	08-2121-002-1280	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 21-22-23-24 & LOT 20 LESS E, 6.5FT BLK 7, LOT SIZE 27982 SQUARE FEET.
1321	MONTAURO LLC.	1321 SHARAZAD BLVD	08-2121-002-1280	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 21-22-23-24 & LOT 20 LESS E, 6.5FT BLK 7, LOT SIZE 27982 SQUARE FEET.
1325	MONTAURO LLC.	1325 SHARAZAD BLVD	08-2121-002-1280	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 21-22-23-24 & LOT 20 LESS E, 6.5FT BLK 7, LOT SIZE 27982 SQUARE FEET.
1340	MANUEL GONZALEZ & W MARITZA	1340 SESAME ST	08-2121-002-1170	PL NO 1 OPA LOCKA PB 25-44, E20FT OF LOT 8 & W40FT OF LOT 9, BLK 7, LOT SIZE 7140 SQ FT, OR 16225-2502 0194 1.
1330	ALTRENEASHA ERVIN	1330 SESAME ST	08-2121-002-1160	PL NO 1 OPA LOCKA PB 25-44, E30FT OF LOT 7 & W30FT OF LOT 8, BLK 7, LOT SIZE 7140 SQ FT, OR 17814-3930 0997 3.
1326	JOSETTE BRUNOT	1326 SESAME ST	08-2121-002-1150	PL NO 1 OPA LOCKA PB 25-44, E40FT LOT 6 & W20FT LOT 7 BLK 7, LOT SIZE 7140 SQUARE FEET, OR 17544-1932 0297 1.
1320	1320 SESAME STREET LLC.	1320 SESAME ST	08-2121-002-1140	PL NO 1 OPA LOCKA PB 25-44, LOT 5 & W10FT OF LOT 6 BLK 7, LOT SIZE 7140 SQUARE FEET, OR 20038-1139 1101 1.
1316	1316 SESAME STREET LLC.	1316 SESAME ST	08-2121-002-1130	PL NO 1 OPA LOCKA PB 25-44, E10FT OF LOT 3 & ALL OF LOT 4, BLK 7, LOT SIZE 7140 SQUARE FEET.
1310	1310 SESAME STREET LLC.	1310 SESAME ST	08-2121-002-1120	PL NO 1 OPA LOCKA PB 25-44, E20FT OF LOT 2 & W40FT OF LOT 3, BLK 7, LOT SIZE 7140 SQUARE FEET.
1341	ROBERT MACK	1341 SESAME ST	08-2121-002-1060	PL NO 1 OPA LOCKA PB 25-44, LOTS 16 & 17 BLK 6, LOT SIZE 100,000 X 129, OR 19400-1205 1200 1.
1335	CAROL HENRY SHANARA ANTHONY GUISHARD DUANNE GUISHARD	1335 SESAME ST	08-2121-002-1070	PL NO 1 OPA LOCKA PB 25-44, LOT 18 BLK 6, LOT SIZE 50,000 X 129.
1325	1325 LLC.	1325 SESAME ST	08-2121-002-1080	PL NO 1 OPA LOCKA PB 25-44, LOT 19 BLK 6, LOT SIZE 50,000 X 129, 75R 3016.
1321	SHOIHIT WEBER & JANET W SMITH	1321 SESAME ST	08-2121-002-1090	PL NO 1 OPA LOCKA PB 25-44, LOTS 20 & 21 BLK 6, LOT SIZE 100,000 X 129, OR 12909-451 0586 4.
1305	MIKLE EDWARDS	1305 SESAME ST	08-2121-002-1100	PL NO 1 OPA LOCKA PB 25-44, LOTS 22 TO 24 INC BLK 6, LOT SIZE 143,130 X 129.
1261	TV JONES & W JACQUELINE	1261 SESAME ST	08-2121-002-2500	PLAT NO 1 OPA LOCKA PB 25-44, LOT 13 BLK 14, LOT SIZE 49,130 X 129.
1251	BERTHA BARRON & KENDRICK BRILFORD	1251 SESAME ST	08-2121-002-2510	21 52 41, PLAT NO 1 OPA LOCKA PB 25-44, LOT 14 BLK 14, LOT SIZE 50,000 X 129.
1245	REGINALD B DAVIS	1245 SESAME ST	08-2121-002-2520	21 52 41, PLAT NO 1 OPA LOCKA PB 25-44, LOT 15 BLK 14, LOT SIZE 50,000 X 129.
1235	DOMICIANO DE LA TORRE MACHADO	1235 SESAME ST	08-2121-002-2530	PLAT NO 1 OPA LOCKA PB 25-44, LOTS 16 & 17 BLK 14, LOT SIZE 100,000 X 129.
1231	RAMON J MORALES & IRIS G SANTIAGO	1231 SESAME ST	08-2121-002-2540	PLAT NO 1 OPA LOCKA PB 25-44, LOT 18 & E10FT LOT 19 BLK 14, LOT SIZE 60,000 X 129.
1328	JUAN C SANTOS	1328 DUNAD AVE	08-2121-002-0990	PL NO 1 OPA LOCKA PB 25-44, W20FT OF LOT 7 & E40FT OF LOT 6, BLK 6, OR 17878-3508 1197 3.
1320	MARIANO SOLER GARCIA & ANSELMA SEPULVEDA	1320 DUNAD AVE	08-2121-002-0970	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 4 & 5 & W10FT LOT 6 BLK 6, LOT SIZE 110,000 X 129.
1316	FRITZ RAYMOND ANTONINE CHARLES JAMES RAYMOND	1316 DUNAD AVE	08-2121-002-0960	PL NO 1 OPA LOCKA PB 25-44, LOT 3 BLK 6, LOT SIZE 50,000 X 129.
1306	CHRISTOPHER HINDS & W SHARON	1306 DUNAD AVE	08-2121-002-0950	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOT 2 BLK 6, LOT SIZE 50,000 X 129.
1300	ALMA MORALES	1300 DUNAD AVE	08-2121-002-0940	PL NO 1 OPA LOCKA PB 25-44, LOT 1 BLK 6, LOT SIZE 43,000 X 110, OR 18675-1283 0699 1.
1256	ANNIA CRUZ	1256 DUNAD AVE	08-2121-002-2490	PLAT NO 1 OPA LOCKA PB 25-44, E1/2 OF LOT 11 & LOT 12, BLK 14, LOT SIZE IRREGULAR, OR 22369-3525 0504 5.
1246	JOSEPH CARLOS	1246 DUNAD AVE	08-2121-002-2480	PL NO 1 OPA LOCKA PB 25-44, LOT 10 & W1/2 OF LOT 11, BLK 14, LOT SIZE 75,000 X 129.

PROJECT
NEW APARTMENT BUILDING
1300 SESAME STREET, OPA LOCKA, FL 33054
COVER SHEET

JOHN A. BODZIAK
ARCHITECT AIA, PA
JOVAN RODRIGUEZ
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ARCHITECTURE, DESIGN, AND CONSTRUCTION
MANAGEMENT
743 49th STREET NORTH
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EMAIL: JACK@JABODZIAK.COM

DRAWN BY: JR
UPDATED ON: Apr. 2, 22
DATE: NOV - 2021
JOB PROJECT #: 2021-064
SHEET #



LEGAL DESCRIPTION

LOT 1 AND WEST 30 FEET OF LOT 2, BLOCK 7, OF
"PLAT NO. ONE OPA LOCKA", ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 25,
AT PAGE 44, OF THE PUBLIC RECORDS OF
MIAMI-DADE, FLORIDA.

GENERAL NOTES:

1. CITY AND FDEP STORMWATER REQUIREMENTS WILL BE MET.

SITE DATA TABLE:		
CATEGORY	ALLOWABLE	PROPOSED
ZONING	D.M.U.O. - R-3	D.M.U.O. - R-3
LAND USE DISTRICT	DOWNTOWN MIXED-USE OVERLAY DISTRICT	R-3 MODERATE DENSITY RESIDENTIAL
	ALTERNATE SETBACK RULES	
	FRONT (NORTH): 25'-0"	FRONT (NORTH): 25'-0"
	REAR (SOUTH): 25'-0"	REAR (SOUTH): 25'-0"
SETBACKS	SIDE STREET (WEST): 20'-0"	SIDE STREET (WEST): 20'-0"
	SIDE INTERIOR LOT (EAST): 15'-0"	SIDE INTERIOR LOT (EAST): 15'-0"
SITE AREA	8,675.00 sq. ft.	8,675.00 sq. ft.
DENSITY	8-12 UNITS / 750.57 SQ. FT BR UNITS	8 UNITS / 950.57 SQ. FT BR UNITS
BUILDING FOOTPRINT/COVERAGE	2,664.00 sq. ft.	2,664.00 sq. ft.
BUILDING HEIGHT/FLOORS	50'-0" / 4 STORIES	50'-0" / 4 STORIES
IMPERVIOUS SURFACE RATIO (ISR)	6,940.00 sq. ft. max.	0.75
	80% max.	6,528.00 sq. ft.
		75.23%
PARKING SPACES (P.S.)	2.0 PER UNIT	12 PARKING SPACES (STANDARD P.S. 9'X18') 1 HDPC PARKING SPACE (STANDARD HDPC 17'X18') 13 P.S. TOTAL

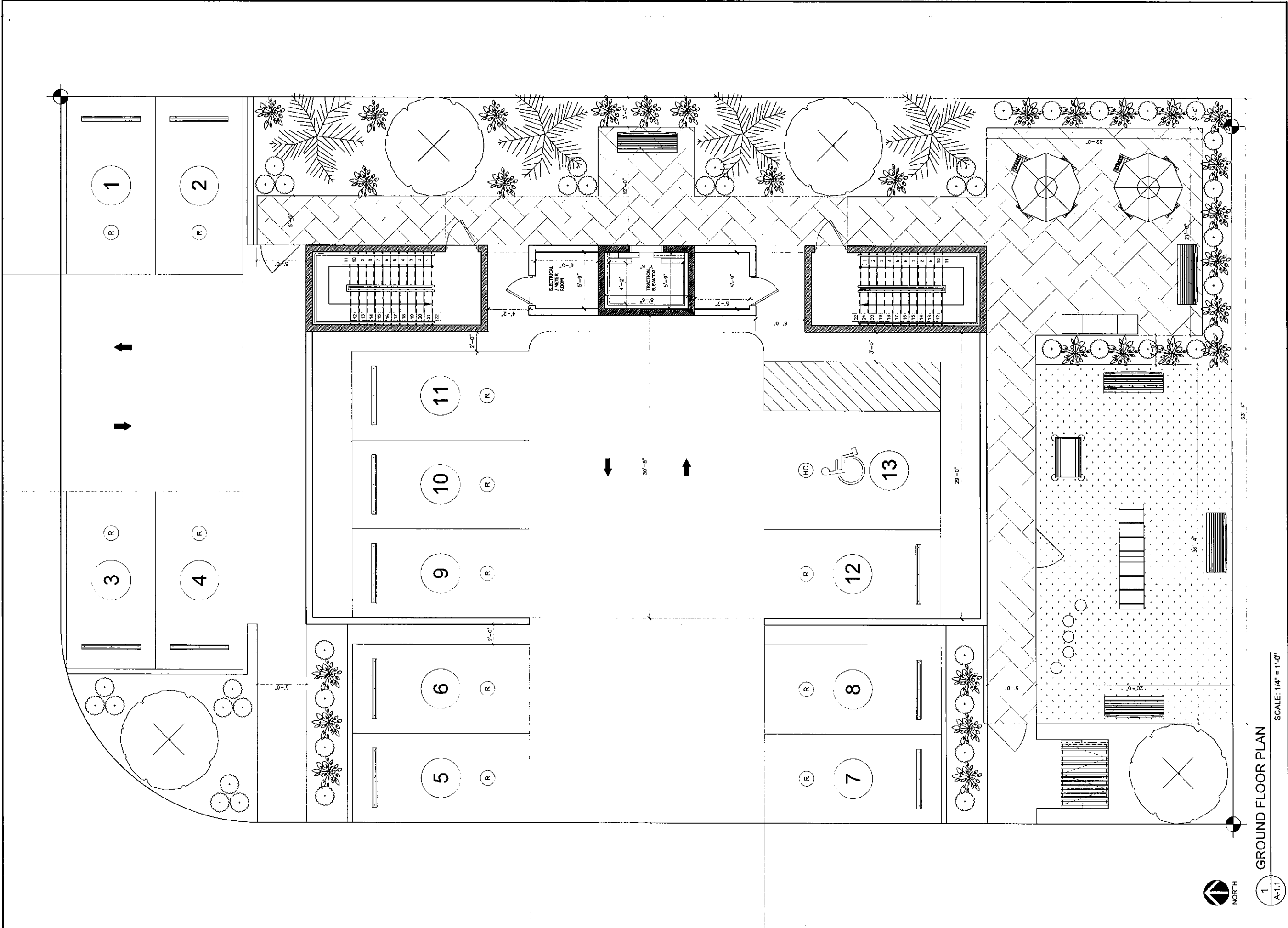
DRAWN BY	JR
UPDATED ON	Nov. 28, 21
DATE	NOV - 2021
JAS PROJECT #	2021-064
SHEET #	

A-1.0

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PROJECT
NEW APARTMENT BUILDING
1300 SESAME STREET, OPA LOCKA, FL 33054
ARCHITECTURAL SITE PLAN

[illegible]



1
A-1.1

GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT

NEW APARTMENT BUILDING

1300 SESAME STREET, OPA LOCKA, FL 33054

CLIENT

GROUND FLOOR PLAN

DESIGNER

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DATE

NOV - 2021

JOB PROJECT #

2021-064

SHEET #

A-1.1

NO.

DATE

DESCRIPTION

REVISIONS

NO.

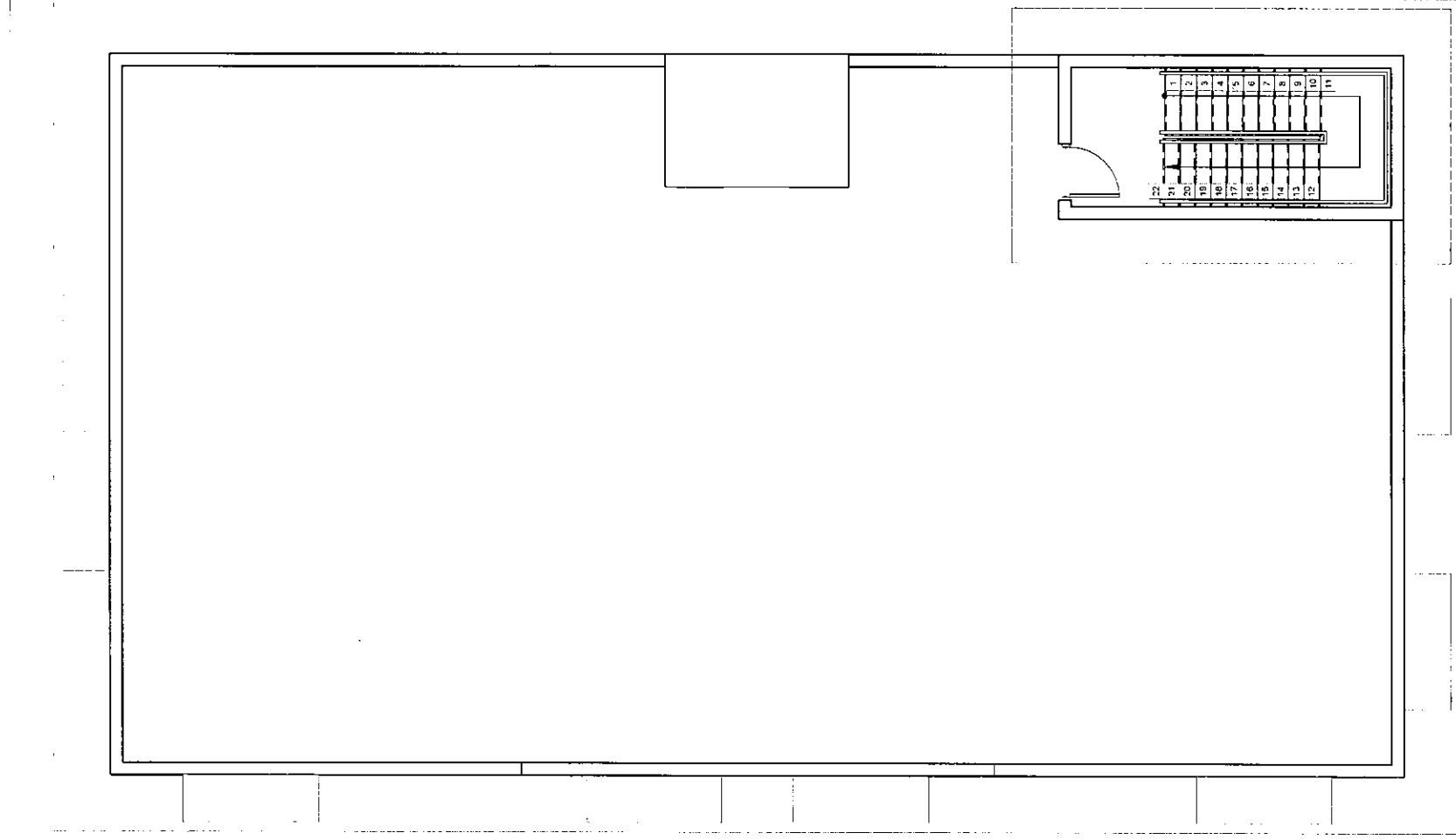
DATE

DESCRIPTION

SEAL

DATE

DESCRIPTION



ROOF FLOOR PLAN

1
A-1.3

JOHN A. BODZIAK
ARCHITECT AIA, PA

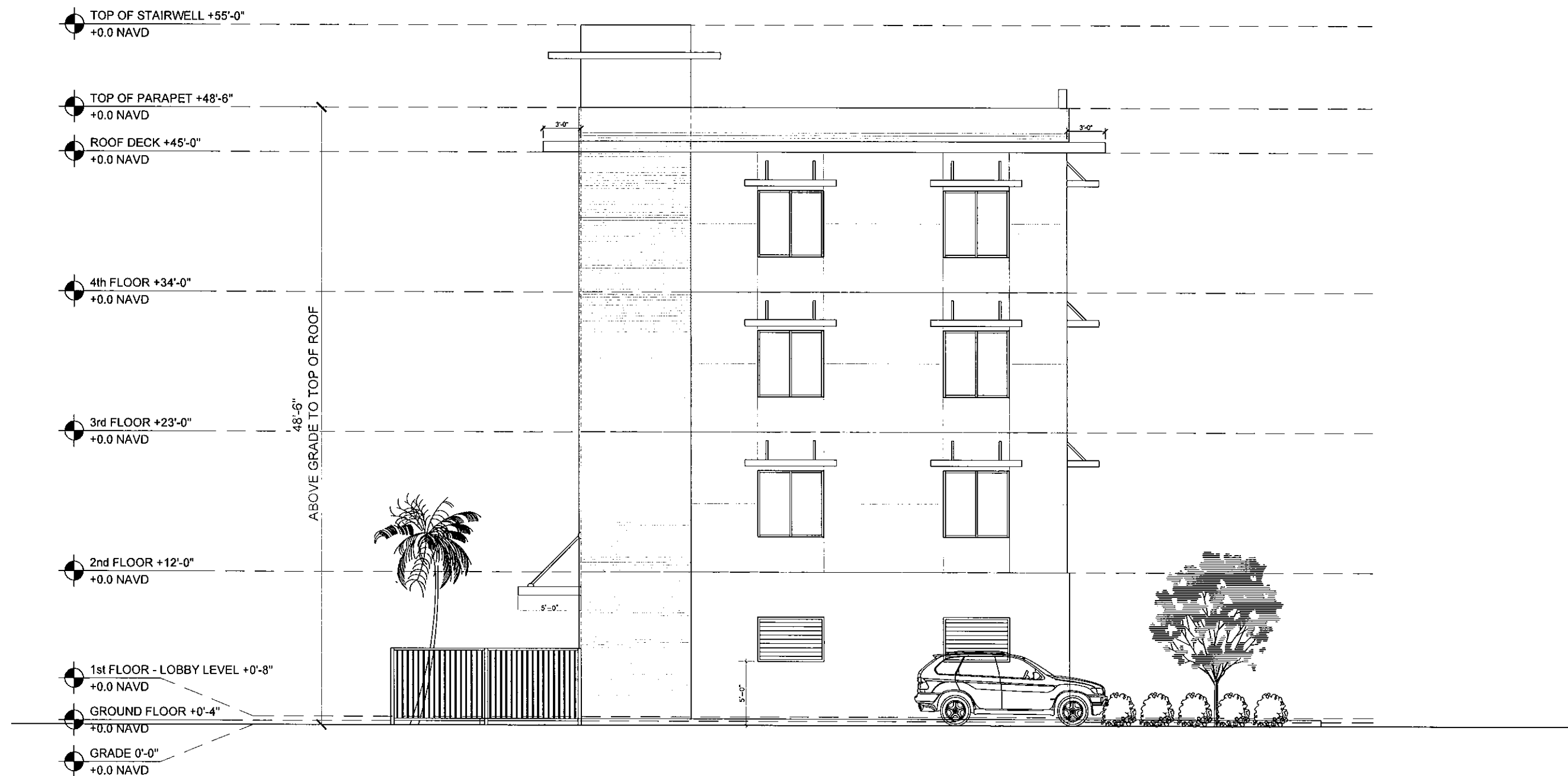
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PROJECT
NEW APARTMENT BUILDING
1300 SESAME STREET, OPA LOCKA, FL 33054

ROOF PLAN

[illegible][illegible]



1 NORTH ELEVATION (FRONT SIDE)
A-2.0 SCALE: 1/4" = 1'-0"

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TEL: (727) 327-1868 FAX: (727) 828-0988

DATE: NOV - 2021
JOB PROJECT #: 2021-064
SHEET #

OWNER: JR
UPDATED ON: Nov 28, 21

PROJECT
NEW APARTMENT BUILDING
1300 SESAME STREET, OPA LOCKA, FL 33054
EXTERIOR ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION

CLIENT

JOHN A. BODZIAK, INC., ARCHITECTS
1300 SESAME STREET, OPA LOCKA, FL 33054
TEL: (727) 327-1868 FAX: (727) 828-0988
WWW.JABODZIAK.COM

TOP OF STAIRWELL +55'-0"
+0.0 NAVD

TOP OF PARAPET +48'-6"
+0.0 NAVD

ROOF DECK +45'-0"
+0.0 NAVD

4th FLOOR +34'-0"
+0.0 NAVD

3rd FLOOR +23'-0"
+0.0 NAVD

2nd FLOOR +12'-0"
+0.0 NAVD

1st FLOOR - LOBBY LEVEL +0'-8"
+0.0 NAVD

GROUND FLOOR +0'-4"
+0.0 NAVD

GRADE 0'-0"
+0.0 NAVD

48'-6"
ABOVE GRADE TO TOP OF ROOF

1
A-2.0

EAST ELEVATION (INTERIOR LOT SIDE)

SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT
NEW APARTMENT BUILDING
1300 SESAME STREET, OPA LOCKA, FL 33054
EXTERIOR ELEVATIONS

JOHN A. BODZIAK
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DESIGNED BY	JR
UPDATED ON	Nov. 28, 21
DATE	NOV - 2021
JAB PROJECT #	2021-064
SHEET #	

A-2.3

PLANNING & ZONING BOARD

OCTOBER
11TH

2022



Multifamily Four-Story Apartment Building: Minimum Lot Variance APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING MINIMUM LOT VARIANCE APPROVAL FOR THE CONSTRUCTION OF A FOUR-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 1300 SESAME STREET AND IDENTIFIED BY FOLIOS 08-2121-002-1110, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

PL NO 1 OPA LOCKA PB 25-44 LOT 1 & W30FT OF LOT 2 BLK 7 LOT SIZE 8714 SQ FT OR 17685-3110 0697 3
COC 24068-2460 12 2005 4

- The proposed project consists of the construction of a four-story multi-family building on this vacant 8,714 square foot or 0.20 Acre site which is owned by Scarbough Investment Enterprises, LLC according to Miami Dade Property appraiser's website.



← EAST SESAME STREET WEST →



KALANDAR STREET

II. Project Details

- Applicant's intent**

The Applicant, Eric Scarborough c/o Scarborough Investment Enterprises, LLC intends to construct a four-story multifamily building that will provide six two bedroom units and provide thirteen parking spaces on the first floor. The applicant also intends to provide a dog park and landscaping in accordance with the City Land Development Regulations. In accordance with the requirements of the City of Opa-locka Land Development Regulations the applicant has submitted three development requests:

1. Variance Request for Minimum Lot Requirement; the minimum lot area for the Moderate Density Residential District (R-3) is 9,600 square feet;
2. Site Plan Review;
3. Development Agreement Review. The applicant, Eric Scarborough c/o Scarborough Investment Enterprises, LLC

Site Computations & Land Development Regulation / Zoning Code			Table 1
Applicant	Eric Scarborough c/o Scarborough Investment Enterprises, LLC		
Folio Number (s)	Opa-locka: 08-2121-002-1110;		
Address Location	1300 Sesame Street		
Building (s) Footprint	Building Footprint/Building Coverage	2,664 SF	
	Roofed Area	8,675 SF	
	Greenspace/Landscape Area – 1,500 SF		
Floor Area Ratio	<1.0 FAR .N/A		
Zoning	R-3 – Moderate Density Residential		
Zoning Code Consistency	The construction of a multifamily apartment building is consistent with the R-3 Zoning Code		
Existing Land Use	Downtown Mixed Use		
Future Land Use Designation	Downtown Mixed Use		
Comprehensive Plan Consistency	- The construction of a multifamily apartment building is consistent with the Comprehensive Plan with the requested property having a zoning designation of R-3.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-79; Article IV Sec. 22-85, Article 22-95, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front	25 Feet	25".	YES
Rear	25 Feet	25" Feet	Yes
Side Interior	15 Feet	15" Feet	YES
Side Street	20 Feet	20"	Yes
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage (Max Impervious Area)	80%	6,526 (75%)	Yes

Lot Density	9-12 Units 750 SF / 2BR Units	6 Units / 950 SF / 2 BR Units	YES
Lot Size	9,600 SF	8,714 SF 3.82 Acres	No-Variance Request
Lot Width	N/A	N/A	N/A
Building Height	4 Stories or 50 Feet whichever less	Apartment Building: 4 Stories/ 50 Feet	YES
Structure Length	N/A	N/A	N/A
Landscaping	Total Landscaping Area	1,500	Yes
Parking Details	Residential -Five or More Units on a single lot for Two Bedrooms: 1.5 parking spaces per Unit	2.0 parking spaces per unit / 13 parking spaces. 12 Regular parking spaces / 1 HC parking space	YES
Landscape/ Pervious Lot Coverage	10% minimum required pervious	25% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Wednesday, September 28th, 2022. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, October 11th, 2022. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this Site Plan request and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

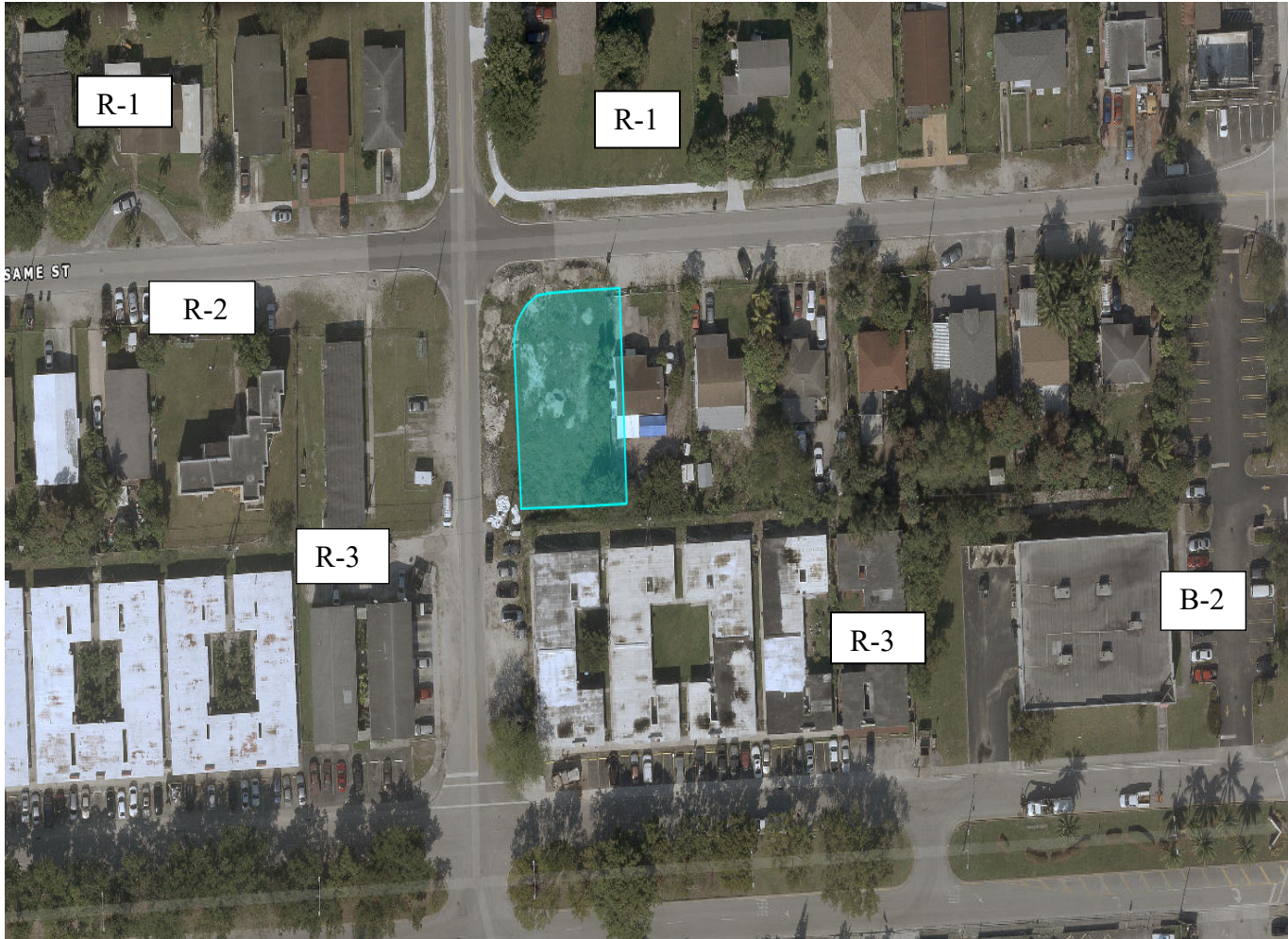
• Overall Analysis

Existing Conditions:

- The Subject Property is generally surrounded by residential properties to the west, east, north and south with ingress and egress to the site on Kalandar Street and on Sesame Street.
- No Sidewalk alongside the north edge of the Property on Sesame Street or on the west edge of the property on Kalandar Street.
- Across the street, (West of this site) is a multi-family four unit residential development.
- Property is currently vacant and undeveloped.

Surrounding Zoning Designation Map

The Site is highlighted in image



Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Residential	Residential	R-1
South	Residential	Downtown Mixed Use	R-3
East	Residential	Residential	R-3
West	Residential	Downtown Mixed Use	R-3

- General Character / Neighborhood Compatibility:** The proposed development use will be in Harmony with the general character of the surrounding neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions?

COMPLIES

- **Findings:**
 - The proposed development use 'Multi-Family apartment development' is in harmony with the general characteristic of the surrounding neighborhood: Residential Uses

- **Tree Preservation:** Compliance with Tree Preservation Ordinance required pursuant to City ORDINANCE NO.10-03

COMPLIES

- **Findings:**
 - The Applicant is proposing to include landscaping at 1,500 square feet. *(Please see attached Landscape Plan for Trees detailed information).*

- **Fence:** All fences constructed on property perimeters shall be in accordance with the requirements of the Land Development Regulation Section 22-134., however if additional walls, fences or hedges are installed they shall also comply with the requirements of this Section.

- **Findings:**
 - The Applicant may install a fence or a wall in accordance with the LDR.

- **Future Land Use:** Downtown Mixed Use

- **Findings:**
 - According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Downtown Mixed Use land use designation category.

COMPLIES

- **R-3 (Moderate Density Residential) Permitted Uses:** Project Specific: *Multi-Family Residential Development*

- **Findings:**
 - According to the City's Land Development Regulation/ Zoning Code R-3 (Moderate Density Residential District) allows for Multi-Family Residential Development. This request is for Site Plan Approval.

COMPLIES

- **Community Comments/Petitions:** The Applicant verbally informed the Planning and Community development Department that petitions were submitted to the surrounding property owners for signatures, comments or possible opposition.

- **Findings:** The Planning and community Development Department has not received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

III. **Project Need Assessment / other Required Approvals**

1. Variance Request 2. Site Plan Review 3. Development Agreement
 - Application(s) submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, October 11th, 2022

IV. **Development Review Committee (DRC): Meeting Review Comments**

1. **Capital Improvement Project (CIP):**
 - No issues reported for the proposed Site Plan
2. **Building:**
 - N/A

3. **Police:**
 - N/A
4. **Community Redevelopment Agency (CRA):**
 - N/A
5. **City Manager's Office (CMO):**
 - N/A
6. **Code Enforcement:**
 - N/A
7. **City Attorney's Office:**
 - Development Agreement under review
8. **Public works:**
 - N/A
9. **Inter-jurisdictional Review:**
 - N/A

V. Staff Recommendation:

- Staff recommend approval of this Minimum Lot Variance request pending the review and the following other approvals:
 - Must comply with any conditions imposed by the City Planning & Zoning Board
 - Any other applicable agencies or entities as required by Miami Dade County Code.
 - Address all conditions imposed by the City Commission as appropriate
 -

VI. Attachments:

- Site Plan

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

I. Planning and Zoning Board Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)

Resolution No. 2022-10-11-01,

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING MINIMUM LOT VARIANCE APPROVAL FOR THE CONSTRUCTION OF A FOUR-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 1300 SESAME STREET AND IDENTIFIED BY FOLIOS 08-2121-002-1110, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE,;

WHEREAS, applicant has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED ☐ DATE: 10-11-2022
 - b. DENIED ☐
 - c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / __
- 2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:
 - a.
 - b.

*** The Planning and Zoning Board Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

Chairperson or Designee

The Following changes/recommendations are updates based on the Planning and Zoning Board Meeting discussions in regards to the proposed Concrete Batching Plant and Finished Concrete Production Company Facility.

RESOLUTION NO. 22-XXXXXXX

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A FOUR STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 1300 SESAME STREET AND IDENTIFIED BY FOLIOS 08-2121-002-1110 IN THE R3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Scarborough Investment Enterprises, LLC intends to construct a four-story multifamily building that will provide six two-bedroom units and thirteen parking spaces on the first floor. The applicant further intends to provide a dog park and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a request for site plan review to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of Scarborough Investment Enterprises, LLC and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the final site plan request by Applicant, as provided herein and attached.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS.

The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL.

Approval/Denial of Site Plan Review. The City Commission of the City of Opa-Locka, Florida hereby approves / denies a request for the Final Site Plan approval for the Construction of a four story multi-family apartment building on the property located

at 1300 Sesame Street and identified by folios 08-2121-002-1110 in the R3 Zoning District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2022.

Elio Guerrero, Chairman

ATTEST:

Kinshannta Hall, Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.

Moved by: _____

Seconded by: _____

VOTE:

Board Member Mata _____

Board Member Hibbert _____

Board Member Barnes _____

Board Member Johnson _____

Board Member Mangham _____

Chairman Guerrero _____

Received:
By:
Date:

“ THE GREAT CITY “



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2020-2021

TOTAL FEES: \$ _____ New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates 1st Tuesday of Each Month)

Date Application Found Sufficient

October 5, 2021
November 2, 2021
December 7, 2021
January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022
August 2, 2022
September 6, 2022

August 20, 2021
September 17, 2021
October 15, 2021
November 19, 2021
December 17, 2021
January 14, 2022
February 18, 2022
March 18, 2022
April 15, 2022
May 20, 2022
June 17, 2022
July 22, 2022

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.
2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.
3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*
4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.
5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1503
Facsimile: 305-953-3060

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: Scarborough Investment Enterprises, LLC.

PROPERTY OWNER'S ADDRESS: 1700 NE 143 ST N Miami, FL 33181
Number/Street City State/Zip Code

APPLICANT'S NAME: Scarborough Investment Enterprises, LLC

APPLICANT'S ADDRESS: 1700 NE 143 ST, N Miami, FL 33181
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305 433 4843 HOME — OTHER Cell 305 318 4478

SUBJECT PROPERTY ADDRESS: 1300 Sesame St
Number/Street

TAX FOLIO NUMBER: 08-2121-002-1110 PRESENT ZONING: R3

LEGAL DESCRIPTION: PL No 1 Opa-Locka PB 25-44, Lot 1 + W 30ft of Lot 2 BLK 7

Please check specific request:

- ☐ Tentative Plat
- ☐ Final Plat
- ☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment below)
- ☐ Rezoning
- ☐ Drainage Plan
- ☐ Fill Permit Request
- ☐ Preliminary Site Plan Review
- ☒ Final Site Plan Review
- ☐ Conditional Use Permit – No Plans
- ☐ Conditional Use Permit – With Plans
- ☐ Special Exception – No Plans
- ☐ Special Exception – With Plans
- ☐ Development Agreement
- ☐ Restrictive Covenant
- ☐ Other – Please specify: _____

Add any additional information that may be of importance to this request:

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

- _____ Completed application form
- _____ Application fee payable to the City of Opa-locka by check or money order
- _____ Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- _____ Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)
- _____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- _____ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- _____ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- _____ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies
- _____ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- _____ Narrative concept must be submitted with application

AFFIDAVIT

I, Eric Scarborough, being first duly sworn, depose and say that I am the **OWNER** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature _____

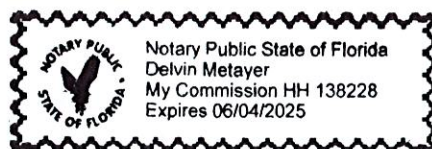
Date 3/11/22

Sworn to and subscribed before me:

This 29 day of April

Delvin Metayer
Notary Public
Attach copy of identification

My commission expires 06/24/25





Received:
By:
Date:

**PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY**

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From:

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I Eric Scarborough, being first duly sworn, depose and say that I am the owner of the property legally described as:
1300 Sesame St: PL NO 1 OpaLocka PB 25-44, Lot 1 + W 30 ft of Lot 2 Block 7

I do give to _____ the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize _____ to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature

Date

Sworn to and subscribed before me:

This _____ day of _____,

Notary Public

My commission expires: _____

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 13 00 Sesame St

LEGAL DESCRIPTION: PL NO 1 Opa-locka PB 25-44, Lot 1
or W 30ft of Lot 2, BIK 7.

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____ PHONE: _____

ADDRESS (If different): _____

Signature



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

SCARBOROUGH INVESTMENT ENTERPRISES, LLC

Filing Information

Document Number	L14000040864
FEI/EIN Number	46-5389168
Date Filed	03/11/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/04/2019

Principal Address

1700 NE 143 ST
N MIAMI, FL 33183

Mailing Address

1700 NE 143 ST
N MIAMI, FL 33183

Registered Agent Name & Address

FRANXO, XAVIER A
255 Alhambra Circle
STE 925
CORAL GABLES, FL 33134

Name Changed: 11/03/2015

Address Changed: 10/04/2019

Authorized Person(s) Detail

Name & Address

Title Manager

Scarborough, Eric
1700 NE 143 ST
North Miami, FL 33181

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2020	03/20/2020
2021	01/20/2021
2022	01/25/2022
Document Images	
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/20/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
10/04/2019 -- REINSTATEMENT	View image in PDF format
01/24/2018 -- ANNUAL REPORT	View image in PDF format
05/24/2017 -- ANNUAL REPORT	View image in PDF format
07/11/2016 -- ANNUAL REPORT	View image in PDF format
11/03/2015 -- REINSTATEMENT	View image in PDF format
03/11/2014 -- Florida Limited Liability	View image in PDF format



Site Plan Checklist
Planning and Community Development Department
780 Fisherman Street, Fourth Floor, Opa-locka, FL 33054
305-953-2868 ext. 1503 (tel.)
305-953-3060 (fax)

Contact Information—Developer, Property Owner, or Contractor	
Name of Applicant / Developer / <u>Property Owner</u> (Circle One)	Scarborough Investment Enterprises, LLC
Site Address / Location	1300 Sesame St.
Telephone Number	305 318 4978
Email Address	eric@ejdconstruction.com
Date of Application	3/11/22

Pre-Application Procedures

Prior to formal application for approval of any site plan, the applicant shall request and attend a mandatory pre-application conference with the appropriate City official(s) in order to become familiar with the City's development regulations and the subdivision process. At the pre-application conference, the applicant may be represented by his or her land planner, engineer and/or surveyor.

Zoning Requirements

A property within the City's corporate limits that is being proposed for development must be properly zoned by the City prior to submission of an application for approval of any site plan. In addition, the proposed development layout or design shown on the proposed site plan must be in conformance with all standards and requirements prescribed in the City's Land Development Code City Ordinance No. 15-31 and Miami-Dade County Subdivision Regulations adopted by City Ordinance No. 85-5

Completeness of Application

Site Plan applications which do not include all required information and materials, as outlined below and per other City policies which may change from time to time, will be considered incomplete, shall not be accepted for official submission by the City, and shall not be scheduled on a Planning Council agenda until the proper information is provided to City officials.

Applicability

Administrative Site plan review and approval shall be required for all nonresidential, mixed-use, townhouse, single-family attached and multi-family residential projects and structures and for any condition of special exception or conditional use as required by the Mayor and City Commission.

Exceptions

Site plan review shall not be required for single-family residential developments, unless the proposed subdivision will include a private amenity, facility or a golf course. In these instances, site plan submission and approval will be required for the private amenity or facility, or the golf course clubhouse/hospitality area.

Site Plan Checklist

The proposed site plan shall show the following information (other physical and engineering data shall be included in the engineering plans or as separate documents):

	Required	N/A	Requested	Provided
1. A title block within the lower right hand corner of the site plan with the proposed name of the project/subdivision, total site acreage, and the location of the property according to the abstract and survey records of Miami-Dade County	X		X	
2. The name and address of the owner/developer and the land planner, engineer, architect or surveyor responsible for the plan		X	X	
3. The scale of the drawing (both written and graphic scale)	X		X	
4. The date the drawing was prepared		X		
5. Zoning			X	
6. A vicinity or location map showing the location of the proposed development within the City and in relationship to existing roadways	X			
7. The boundary survey limits of the tract and each proposed lot/tract and scale distances with north clearly indicated	X			
8. The names of adjacent additions or subdivisions or the name of the owners of record with north clearly indicated and recording information for adjacent parcels of un-platted land, including parcels on the other sides of roads, canals, etc		X	X	
9. The existing zoning and existing/proposed uses on adjacent land;		X		
10. The location, width and names of all existing or platted streets or other public ways within or adjacent to the tract	X			
11. Any existing easements, with recording information	X			
12. Existing buildings	X			
13. Railroad rights-of-way		X		
14. Topography (contours at two-foot intervals) with existing drainage channels or creeks including the 100-year flood plain, if applicable	X			
15. Any other important natural features, such as wetlands, wildlife habitats, and all substantial natural vegetation	X			
16. Proposed strategies for tree preservation including showing individual trees or tree masses that will be preserved, and the techniques that will be used to protect them during construction	X			
17. The layout and width (right-of-way lines and curb lines) of existing and proposed thoroughfares, collector streets and/or intersections, and specific configuration of proposed streets		X		
18. Lot/tracts and blocks	X			
19. Proposed driveways including driveway widths and distances between driveways	X			
20. Proposed median openings and left turn lanes on future divided roadways and existing and planned driveways on the opposite side of divided roadways must also be shown for coordination and sharing of future median openings		X		
21. Specific locations and footprints of buildings, including but not limited to proposed nonresidential and residential densities	X			

22. Building heights	X			
23. Square footages (for multi-tenant or multi-purpose buildings, show square footage for each intended use), massing, orientation		X	X	
24. Loading/service areas (including proposed screening)	X			
25. Recycling containers, compactors & dumpster enclosures (including proposed screening)	X	X		
26. Pedestrian walkways		X		
27. Parking areas (including parking ratio calculations)	X			
28. Any proposed sites for parks, schools, public facilities, public or private open space	X			
29. Flood plains/drainage ways	X			
30. All proposed and existing utilities, easements and drainage structures	X			
31. Traffic Impact Statement	X			
32. Retention/detention ponds with proposed aesthetic treatments	X			
33. Screening walls; fences	X			
34. Signage location	X			
35. Fire lanes and fire hydrants	X			
36. Lighting		X	X	
37. Visibility easements		X	X	
38. Other pertinent development related features		X	X	
trees to be planted, and irrigation plans, if required		X		
Tree Ordinance 10-03- For removal, relocation, or maintenance standards for trees.				
40. Color building façade (elevation) plans showing elevations with any attached (wall-mounted) signage to be used, as determined appropriate by the City Manager, or his/her designee.	X			

Effect of Approval

The approval of a site plan shall be effective for a period of twelve (12) months beyond the date that the plan was approved by the City Commission. If this is not accomplished, then the approved site plan shall be deemed to have expired and shall become null and void.

Revisions to Approved Site Plan

Minor Revisions/Amendments – It is recognized that final architectural and engineering design may necessitate minor changes in the approved site plan. In such cases, the City Manager, or his/her designee, shall have the authority to approve minor modifications to an approved site plan and which shall be submitted as an “amended site plan,” which substantially conforms to the previously approved site plan, provided that such modifications do not significantly change traffic circulation, building location(s) on the site, proximity of building(s) to nearby residential areas, increase the size or height of building(s), or any other conditions specifically attached as part of the City Council’s approval of the site plan. Submission materials and requirements for approval of an amended site plan shall be as determined by the City Manager or his/her designee. If the City Manager, or his/her designee, refuses to approve an amended site plan, then the applicant shall re-submit the amended site plan as a “revised site plan”, whereupon the revised site plan shall be scheduled for consideration by the Planning Council and City Commission

Major Revisions – In the event of revisions that are more extensive in nature and do not conform to the description for minor amendments above, a “revised site plan” must be resubmitted, reviewed by the City Manager, or his/her designee, and reconsidered by the Planning Council and City Commission.

Developer’s Agreement – A Developer’s agreement may be required for all development except for single-family homes or duplexes pursuant to Section 4.16 of City Ordinance No. 86-8.

Applicant's
Name Scarborough Investment Enterprises, LLC.

Address 1700 NE 143 ST, N Miami, FL 33181

Signed.  Eric Scarborough Mgr.

Date 3/11/22

My signature certifies that I have been provided with a copy of the site plan checklist and have also had a pre-conference meeting with the Planning and Community Development staff.

Reviewed by Planning Staff -

Date of Pre-Conference Meeting -

Date of Site Plan Review -

SCARBOROUGH INVESTMENT ENTERPRISES, LLC
1700 NE 143 ST
North Miami, FL 33181

To: City of Opa-Locka
780 Fisherman St
Opa-locka, FL33054

Letter of Intent

To whom it may concern:

We, Scarborough Investment Enterprises, LLC, intend to build a 4-story apartment complex that will house 6 spacious 2-bedroom units that are 949 SFT each. The location of the intended lot is 1300 Sesame St. The 1st floor will be dedicated to parking and will provide 13 spaces. The lot will be beautified with landscaping, a dog park, and sitting area. The exterior will be built with a modern design and vibrant colors. It is expected that this will bring value to the surrounding neighborhood and will incentivize other developers and homeowners alike to renovate their homes with the intent to beautify Opa-locka.

We hope that you find this request inviting and acceptable. We look forward to working with you in the improvement of your beautiful City of Opa-locka!

Eric Scarborough, CGC, MGR
Scarborough Investment Enterprises, LLC



Memorandum

TO: Attorney Bernadette Norris-Weeks & CAO

FROM: Gregory D. Gay, Director
Planning & Community Development Dept
Gerald Lee, Planner/Zoning Official
Planning & Community Development Dept

DATE: September 27, 2022

RE: Eric Scarborough PZAB Items for the Meeting on 10-11-22

Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

PL NO 1 OPA LOCKA PB 25-44 LOT 1 & W30FT OF LOT 2 BLK 7 LOT SIZE 8714 SQ FT OR 17685-3110 0697 3
COC 24068-2460 12 2005 4

- The proposed project consists of the construction of a four-story multi-family building on this vacant 8,714 square foot or 0.20 Acre site which is owned by Scarbough Investment Enterprises, LLC according to Miami Dade Property appraiser's website at 1300 Sesame Street, Opa-locka, FL 33054.



← EAST SESAME STREET WEST →



KALANDAR STREET

II. Project Details

- **Applicant's intent**

The Applicant, **Eric Scarborough c/o Scarborough Investment Enterprises, LLC** intends to construct a four-story multifamily building that will provide six two-bedroom units and provide thirteen parking spaces on the first floor. The applicant also intends to provide a dog park and landscaping in accordance with the City Land Development Regulations. In accordance with the requirements of the City of Opa-locka Land Development Regulations the applicant has submitted three development requests:

The Applicant, Eric Scarborough c/o Scarborough Investment Enterprises, LLC

1. Variance Request for Minimum Lot Requirement; the minimum lot area for the Moderate Density Residential Zoning District (R-3) is 9,600 square feet;

2. Site Plan Review; to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3)

3. Development Agreement Review. The applicant, Eric Scarborough c/o Scarborough Investment Enterprises, LLC to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3)

END OF MEMORANDUM

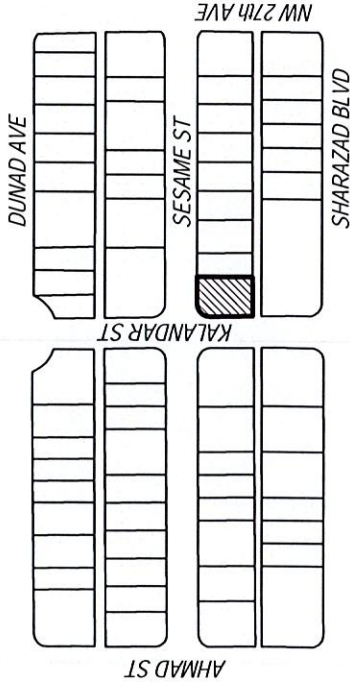


Lot 1 and West 30 feet of Lot 2, Block 7, of "PLAT NO. ONE OPA LOCKA", according to the Plat thereof as recorded in Plat Book 25, at Page 44, of the Public Records of Miami-Dade County, Florida

1300 Sesame Street
Opa-Locka, FL 33054

*Mr. Miami Real Estate LLC.
C & C Title Agency, Inc.
First American Title Insurance Company.*

N.T.S.



The information shown hereon meets the Standards of Practice as set forth by the "FLORIDA BOARD OF LAND SURVEYORS in Chapter 5J-12, Florida Administrative Code, Pursuant to Section 472.02 of the Florida Statutes.

(Not Valid without the Signaturo and the Original Raised Seal of a Florida Licensed Surveyor & Mapper)

**ORION SURVEYORS
& MAPPERS, INC.**



16217 S.W. 48th TERR.
MIAMI, FLORIDA 33185.
(305) 229-5130 ~ 232-1109
orionsurveyors@gmail.com

Certificate of Authorization LB 6774

Page 66 of 201

NEW APARTMENT BUILDING
1300 SESAME STREET, OPA-LOCKA, FLORIDA, 33064



RENDERING

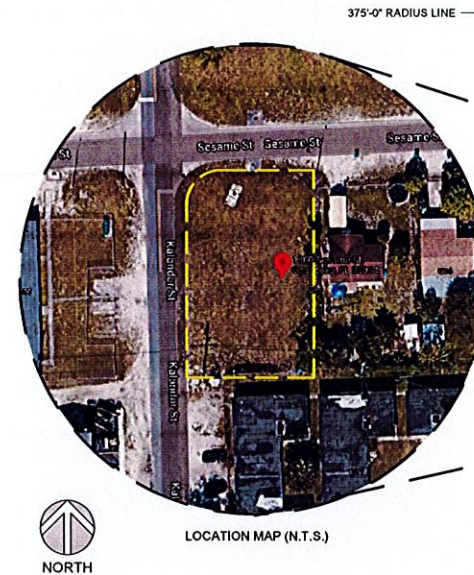
INDEX OF DRAWINGS		
SHEET #		DESCRIPTION
1	CO	COVER SHEET
2	RE	RENDERING
3	A-1.0	ARCHITECTURAL SITE PLAN
4	A-1.1	GROUND FLOOR PLAN
5	A-1.2	2ND FLOOR PLAN
6	A-1.3	3RD FLOOR PLAN
7	A-1.4	4TH FLOOR PLAN
8	A-1.5	ROOF PLAN
9	A-2.0	ELEVATION
10	A-2.1	ELEVATION
11	A-2.2	ELEVATION
12	A-2.3	ELEVATION

JOHN A. BODZIAK
AIA, ARCHITECT, PA
JOVAN RODRIGUEZ
AIA, ASSOCIATE

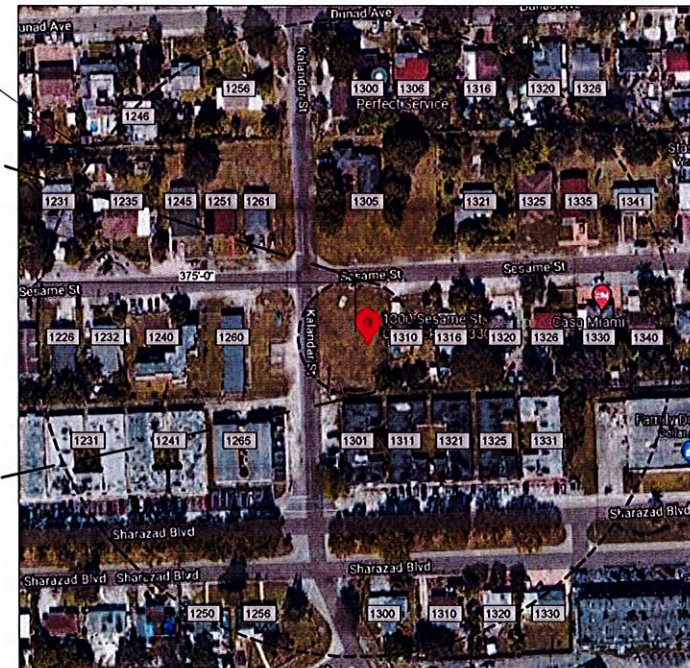
ARCHITECTURE, DESIGN, AND CONSTRUCTION
MANAGEMENT

FLORIDA REGISTRATION NO. AR0005065
743 49th STREET NORTH
SAINT PETERSBURG, FLORIDA 33710
TEL (727)327-1965 FAX (727)826-0968
EMAIL JACK@JABODZIAK.COM

CONSTRUCTION OF A NEW 6 UNIT APARTMENT BUILDING CONSISTING OF THREE LIVING FLOORS OVER GROUND LEVEL PARKING.



LOT 1 AND WEST 30 FEET OF LOT 2, BLOCK 7,
OF "PLAT NO. ONE OPA LOCKA", ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 25, AT PAGE 44, OF THE PUBLIC
RECORDS OF MIAMI-DADE, FLORIDA.



VICINITY MAP (SCALE: 1" = 100')

NEIGHBORHOOD LISTING - PROPERTIES WITHIN 375' RADIUS OF PROJECT SITE				
PARCEL #	OWNER'S NAME	ADDRESS	FOLIO #	LEGAL DESCRIPTION
1260	RODNEY J MAGWOOD	1260 Sesame St	08-2121-002-2340	PL NO 1 OPA LOCKA PB 23-44, LOTS 11 & 12 BLK 13, LOT SIZE 11785 SQUARE FEET, OR 19488-1416 0201 1.
1240	JOHN & SANDRA BUSTA	1240 Sesame St	08-2121-002-2330	21 52 41, PL NO 1 OPA LOCKA PB 25-44, 13 LOTS 9 & 10 BLK, LOT SIZE 11900 SQUARE FEET, OR 21025-2618 0194 4.
1232	WHALLY PIERRE	1232 SESAME ST	08-2121-002-2321	PL NO 1 OPA LOCKA PB 25-44, LOT 8 BLK 13, LOT SIZE 5950 SQUARE FEET, OR 11160-0969 0781 1.
1226	MAO FLORIDA PROPERTIES INC	1226 SESAME ST	08-2121-002-2320	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOT 7 BLK 13. LOT SIZE 5950 SQUARE FEET. OR 16770-0572 0495 1 COC 22173-4707 03 2004 1.
1231	SUGROUP LLC.	1231 SHARAZAD BLVD	08-2121-002-2380	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 17 & 18 BLK 13. LOT SIZE 11900 SQUARE FEET. OR 19264-3457 0200 8 (2).
1241	SUGROUP LLC.	1241 SHARAZAD BLVD	08-2121-002-2370	21 52 41, PL NO 1 OPALOCKA PB 25-44, LOTS 15 & 16 BLK 13. LOT SIZE 11900 SQUARE FEET. OR 19264-3457 0200 8 (2).
1265	FUN N GAMES LLC.	1265 SHARAZAD BLVD	08-2121-002-2350	PL NO 1 OPA LOCKA PB 25-44, LOTS 13 & 14 BLK 13, LOT SIZE 11858 SQUARE FEET, OR 10680-1781 0280 1.
1250	OLGA M VENEREO	1250 SHARAZAD BLVD	08-2121-002-2190	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOT 18 & PT LOTS 17 & 19 BLK 12 & 8, PT PB 46-76 DB 3605-493, LOT SIZE 60.000 X 109, OR 10336-234 0379 4 COC 22330-0925 02 2004 4.
1256	JUAN E URENA	1256 SHARAZAD BLVD	08-2121-002-2200	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 20 & 21 & PT LOT 19 BLK 12 & 8, PT PB 46-76 DB 3509-145, LOT SIZE 9,101 SQFT M/L, OR 15010-3312 0491 1 COC 22673-3219 09 2004 1.
1300	JUSTINO ALEXEIS RAMOS GUTIERREZ, YANET Y CURBELO	1300 SHARAZAD BLVD	08-2121-002-1290	OPA LOCKA PLAT NO 1 PB 25-44, LOTS 1 & 2 & W10FT LOT 3 BLK 8, & LOTS 1-A & 2-A & W10FT LOT 3-A, PER PB 46-76 BLK 8-A, LOT SIZE 8350 SQUARE FEET.
1310	NELSON F MUNGUA	1310 SHARAZAD BLVD	08-2121-002-1300	OPA LOCKA PLAT NO 1 PB 25-44, E15FT LOT 3 & ALL LOTS 4-5 BLK 8, & E15FT LOT 3-A & ALL LOTS 4-A & 5, S-A BLK 8-A PB 46-76, LOT SIZE 7085 SQUARE FEET, OR 19308-2170 0800 1.
1320	SHEANDRA POLLACK	1320 SHARAZAD BLVD	08-2121-002-1310	PL NO 1 OPA LOCKA PB 25-44, LOTS 6 & 7 & W15FT LOT 8 BLK 8, & LOTS 6-A & 7-A & W15FT LOT 8-A, PB 46-76 BLK 8-A, LOT SIZE 7085 SQUARE FEET.
1330	JOSE RAMON QUINONES JR, SHERYL O CULLALAD	1330 SHARAZAD BLVD	08-2121-002-1320	21 52 41, PL NO 1 OPA LOCKA PB 25-44, E10FT LOT 8 & ALL LOTS 9 & 10 & W5FT LOT 11 BLK 8 & E10FT LOT 8-A, LOT SIZE 7090 SQ FT.
1331	GW OPA LOCKA LLC	1331 SHARAZAD BLVD	08-2121-002-1270	PL NO 1 OPA LOCKA PB 25-44, LOT 19 & E6.5FT LOT 20, BLK 7, LOT SIZE 6723 SQUARE FEET, OR 18071-1925 0498 1.
1301	MONTAURIO LLC.	1301 SHARAZAD BLVD	08-2121-002-1280	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 21-22-23-24 & LOT 20 LESS E, 6.5FT BLK 7, LOT SIZE 27982 SQUARE FEET.
1311	MONTAURIO LLC.	1311 SHARAZAD BLVD	08-2121-002-1280	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 21-22-23-24 & LOT 20 LESS E, 6.5FT BLK 7, LOT SIZE 27982 SQUARE FEET.
1321	MONTAURIO LLC.	1321 SHARAZAD BLVD	08-2121-002-1280	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 21-22-23-24 & LOT 20 LESS E, 6.5FT BLK 7, LOT SIZE 27982 SQUARE FEET.
1325	MONTAURIO LLC.	1325 SHARAZAD BLVD	08-2121-002-1280	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 21-22-23-24 & LOT 20 LESS E, 6.5FT BLK 7, LOT SIZE 27982 SQUARE FEET.
1340	MANUEL GONZALEZ & W MARITZA	1340 SESAME ST	08-2121-002-1170	PL NO 1 OPA LOCKA PB 25-44, E20FT OF LOT 8 & W40FT OF LOT 9, BLK 7, LOT SIZE 7140 SQ FT, OR 16225-2502 0194 1.
1330	ALTRENEASHA ERVIN	1330 SESAME ST	08-2121-002-1160	PL NO 1 OPA LOCKA PB 25-44, E30FT OF LOT 7 & W30FT OF LOT 8, BLK 7, LOT SIZE 7140 SQ FT, OR 17814-3930 0997 3.
1326	JOSETTE BRUNOT	1326 SESAME ST	08-2121-002-1150	PL NO 1 OPA LOCKA PB 25-44, E40FT LOT 6 & W20FT LOT 7 BLK 7, LOT SIZE 7140 SQUARE FEET, OR 17544-1932 0297 1.
1320	1320 SESAME STREET LLC.	1320 SESAME ST	08-2121-002-1140	PL NO 1 OPA LOCKA PB 25-44, LOT 5 & W10FT OF LOT 6 BLK 7, LOT SIZE 7140 SQUARE FEET, OR 20038-1139 1101 1.
1316	1316 SESAME STREET LLC.	1316 SESAME ST	08-2121-002-1130	PL NO 1 OPA LOCKA PB 25-44, E10FT OF LOT 3 & ALL OF LOT 4, BLK 7, LOT SIZE 7140 SQUARE FEET.
1310	1310 SESAME STREET LLC.	1310 SESAME ST	08-2121-002-1120	PL NO 1 OPA LOCKA PB 25-44, E20FT OF LOT 2 & W40FT OF LOT 3, BLK 7, LOT SIZE 7140 SQUARE FEET.
1341	ROBERT MACK	1341 SESAME ST	08-2121-002-1060	PL NO 1 OPA LOCKA PB 25-44, LOTS 16 & 17 BLK 6, LOT SIZE 100.000 X 129, OR 19400-1205 1200 1.
1335	CAROL HENRY SHANARA ANTHONY GUISHARD DUANNE GUISHARD	1335 SESAME ST	08-2121-002-1070	PL NO 1 OPA LOCKA PB 25-44, LOT 18 BLK 6, LOT SIZE 50.000 X 129.
1325	1325 LCL	1325 SESAME ST	08-2121-002-1080	PL NO 1 OPA LOCKA PB 25-44, LOT 19 BLK 6, LOT SIZE 50.000 X 129, 75R 3016.
1321	SHOOHITT WEBER & JANET W SMITH	1321 SESAME ST	08-2121-002-1090	PL NO 1 OPA LOCKA PB 25-44, LOTS 20 & 21 BLK 6, LOT SIZE 100.000 X 129, OR 12909-451 0586 4.
1305	MIKLE EDWARDS	1305 SESAME ST	08-2121-002-1100	PL NO 1 OPA LOCKA PB 25-44, LOTS 22 TO 24 INC BLK 6, LOT SIZE 143.130 X 129.
1261	TV JONES & WJ JACQUELINE	1261 SESAME ST	08-2121-002-2500	PLAT NO 1 OPA LOCKA PB 25-44, LOT 13 BLK 14, LOT SIZE 49.130 X 129.
1251	BERTHA BARRON & KENDRICK BRAILFORD	1251 SESAME ST	08-2121-002-2510	21 52 41, PLAT NO 1 OPA LOCKA PB 25-44, LOT 14 BLK 14, LOT SIZE 50.000 X 129.
1245	REGINALD B DAVIS	1245 SESAME ST	08-2121-002-2520	21 52 41, PLAT NO 1 OPA LOCKA PB 25-44, LOT 15 BLK 14, LOT SIZE 50.000 X 129.
1235	DOMICIANO DE LA TORRE MACHADO	1235 SESAME ST	08-2121-002-2530	PLAT NO 1 OPA LOCKA PB 25-44, LOTS 16 & 17 BLK 14, LOT SIZE 100.000 X 129.
1231	RAMON J MORALES & IRIS G SANTIAGO	1231 SESAME ST	08-2121-002-2540	PLAT NO 1 OPA LOCKA PB 25-44, LOT 18 & E10FT LOT 19 BLK 14, LOT SIZE 60.000 X 129
1326	JUAN C SANTOS	1326 DUNAD AVE	08-2121-002-0990	PL NO 1 OPA LOCKA PB 25-44, W20FT OF LOT 7 & E40FT OF LOT 6, BLK 6, OR 17878-3508 1197 3.
1320	MARIANO SOLER GARCIA & ANSELMA SEPULVEDA	1320 DUNAD AVE	08-2121-002-0970	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 4 & 5 & W10FT OF LOT 6 BLK 6, LOT SIZE 110.000 X 129.
1316	FRITZ RAYMOND ANTONINE CHARLES JAMES RAYMOND	1316 DUNAD AVE	08-2121-002-0960	PL NO 1 OPA LOCKA PB 25-44, LOT 3 BLK 6, LOT SIZE 50.000 X 129.
1306	CHRISTOPHER HINDS & WJ SHARON	1306 DUNAD AVE	08-2121-002-0950	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOT 2 BLK 6, LOT SIZE 50.000 X 129.
1300	ALMA MORALES	1300 DUNAD AVE	08-2121-002-0940	PL NO 1 OPA LOCKA PB 25-44, LOT 1 BLK 6, LOT SIZE 43.000 X 110, OR 18675-1283 0699 1.
1256	ANNIA CRUZ	1256 DUNAD AVE	08-2121-002-2490	PLAT NO 1 OPA LOCKA PB 25-44, E1/2 OF LOT 11 & LOT 12, BLK 14, LOT SIZE IRREGULAR, OR 22369-3525 0504 5.
1246	JOSEPH CARLOS	1246 DUNAD AVE	08-2121-002-2480	PL NO 1 OPA LOCKA PB 25-44, LOT 10 & W1/2 OF LOT 11, BLK 14, LOT SIZE 75.000 X 129.

[illegible]

PROJECT

NEW APARTMENT BUILDING

1300 SESAME STREET, OPA LOCKA, FL 33054

COVER SHEET

JOHN A. BODZIAK
ARCHITECT AIA, PA

JOVAN RODRIGUEZ
ASSOCIATE AIA

ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@BODZIAK.COM / JOVAN@BODZIAK.COM
143 48th STREET N. SAINT PETERSBURG, FLORIDA 33710
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN BY	JR
UPDATED ON	Apr. 2, 22
DATE	NOV - 2021
JAB PROJECT #	2021-064
SHEET #	



RENDERING



RENDERING

FOR THE ARCHITECT'S USE ONLY: ALL INFORMATION AND COMMENTS ARE TO BE PROVIDED TO THE ARCHITECT BY THE ARCHITECT'S REPRESENTATIVE. THE ARCHITECT'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT.

PROJECT

NEW APARTMENT BUILDING

1300 SESAME STREET, OPA LOCKA, FL 33054

RENDERINGS

ARCHITECT

JOHN A. BODZIAK

ARCHITECT AIA, PA

JOVAN RODRIGUEZ

ASSOCIATE AIA

ARCHITECTURE, DESIGN AND CONSTRUCTION MANAGEMENT

743 48th STREET N, SAINT PETERSBURG, FLORIDA 33710

TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN BY

JR

DATE

NOV - 2021

SHEET #

2021-064

RE



SCALE: 1/4" = 1'-0"

A-1.2 Page[illegible][illegible]



1 NORTH ELEVATION (FRONT SIDE)
A-2.0 SCALE: 1/4" = 1'-0"

PROJECT	
NEW APARTMENT BUILDING	
1300 SESAME STREET, OPA LOCKA, FL 33054	
EXTERIOR ELEVATIONS	
SEAL	
JOHN A. BODZIAK ARCHITECT AIA, PA JOVAN RODRIGUEZ ASSOCIATE AIA ARCHITECTURE DESIGN AND CONSTRUCTION MANAGEMENT FLORIDA REGISTRATION NO. AR0005585 EMAIL: JACK@JABODZIAK.COM / JOVAN@JABODZIAK.COM 743 49th STREET N. SAINT PETERSBURG, FLORIDA 33710 TEL: (727) 327-1868 FAX: (727) 828-0958	
DATE	NOV - 2021
JOB PROJECT #	2021-064
SHEET #	A-2.0

[illegible][illegible]

PROJECT
NEW APARTMENT BUILDING
1300 SESAME STREET, OPA LOCKA, FL 33054
EXTERIOR ELEVATIONS

THE ARCHITECT IN
THE CONTRACTOR

JOHN A. BODZIAK
ARCHITECT AIA, PA
JOVAN RODRIGUEZ
ASSOCIATE AIA
CONSTRUCTION, DESIGN, AND CONSTRUCTION MANAGEMENT
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DRAWN BY	JR
UPDATED ON	Nov. 28, 21
DATE	NOV - 2021
JAS PROJECT #	2021-064

A-2.2
Page 7

TOP OF STAIRWELL +55'-0"
+0.0 NAVD

TOP OF PARAPET +48'-6"
+0.0 NAVD

ROOF DECK +45'-0"
+0.0 NAVD

4th FLOOR +34'-0"
+0.0 NAVD

3rd FLOOR +23'-0"
+0.0 NAVD

2nd FLOOR +12'-0"
+0.0 NAVD

1st FLOOR - LOBBY LEVEL +0'-8"
+0.0 NAVD

GROUND FLOOR +0'-4"
+0.0 NAVD

GRADE 0'-0"
+0.0 NAVD

48'-6"
ABOVE GRADE TO TOP OF ROOF

1
A-2.0

EAST ELEVATION (INTERIOR LOT SIDE)

SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT	NEW APARTMENT BUILDING
1300 SESAME STREET, OPA LOCKA, FL 33054	
EXTERIOR ELEVATIONS	

JOHN A. BODZIAK	ARCHITECT AIA, P.A.
JOVAN RODRIGUEZ	ASSOCIATE AIA
ARCHITECTURE DESIGN & CONSTRUCTION MANAGEMENT	
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DRAWN BY	JR
UPDATED ON	Nov. 28, 21
DATE	NOV - 2021
JAB PROJECT #	2021-064
SHEET #	

PROPOSED PROJECT FOR:
new apartment building
1300 SESAME STREET, OPA LOCKA, FLORIDA, 33064



RENDERING

INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
1	COVER SHEET
2	RENDERING
3	A-1.0 ARCHITECTURAL SITE PLAN
4	A-1.1 GROUND FLOOR PLAN
5	A-1.2 2ND FLOOR PLAN
6	A-1.3 3RD FLOOR PLAN
7	A-1.4 4TH FLOOR PLAN
8	A-1.5 ROOF PLAN
9	A-2.0 ELEVATION
10	A-2.1 ELEVATION
11	A-2.2 ELEVATION
12	A-2.3 ELEVATION

JOHN A. BODZIAK
AIA, ARCHITECT, PA
JOVAN RODRIGUEZ
AIA, ASSOCIATE

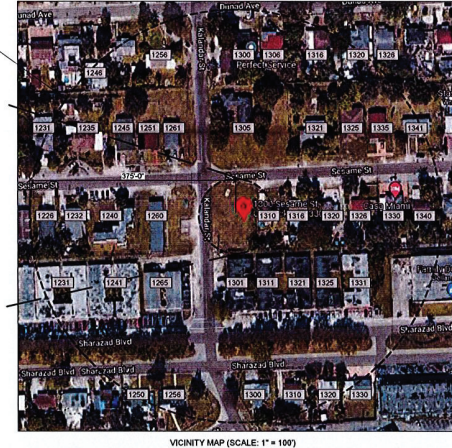
ARCHITECTURE, DESIGN, AND CONSTRUCTION
MANAGEMENT
FLORIDA REGISTRATION NO. AR0005066
744 49th STREET NORTH
SAINT PETERSBURG, FLORIDA 33710
TEL: (727) 927-1966 FAX: (727) 926-0968
EMAIL: JAC@JABODR.COM

SCOPE OF WORK

CONSTRUCTION OF A NEW 6 UNIT APARTMENT
BUILDING CONSISTING OF THREE LIVING
FLOORS OVER GROUND LEVEL PARKING.

LEGAL DESCRIPTION

LOT 1 AND WEST 30 FEET OF LOT 2, BLOCK 7,
OF "PLAT NO. ONE OPA LOCKA", ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 25, AT PAGE 44, OF THE PUBLIC
RECORDS OF MIAMI-DADE, FLORIDA.



NEIGHBORHOOD LISTING - PROPERTIES WITHIN 375' RADIUS OF PROJECT SITE				
PARCEL #	OWNER'S NAME	ADDRESS	FOLIO #	LEGAL DESCRIPTION
1280	ROONEY J MAGWOOD	1280 Sesame St	08-2121-002-2340	PL NO 1 OPA LOCKA PB 23-44, LOTS 11 & 12 BLK 13, LOT SIZE 11785 SQUARE FEET, OR 19488-1416 02001.1
1240	JOHN E SHIMURA BUSTA	1240 Sesame St	08-2121-002-2330	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 9 & 10 BLK 13, LOT SIZE 11905 SQUARE FEET, OR 121025-2618 0194.4
1232	WHALLY F PREISE	1232 SESAME ST	08-2121-002-2321	PL NO 1 OPA LOCKA PB 25-44, LOT 8 BLK 13, LOT SIZE 9590 SQUARE FEET, OR 11160-0989 0781.1
1228	MAG FLORIDA PROPERTIES INC	1228 SESAME ST	08-2121-002-2320	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOT 7 BLK 13, LOT SIZE 9990 SQUARE FEET, OR 16770-0572 0495.1 COC 22173-4707 03 2004.1
1231	SUGROUP LLC	1231 SHARAZAD BLVD	08-2121-002-2380	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 17 & 18 BLK 13, LOT SIZE 11900 SQUARE FEET, OR 19204-3457 0200 0 (2).
1241	SUGROUP LLC	1241 SHARAZAD BLVD	08-2121-002-2370	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 15 & 16 BLK 13, LOT SIZE 11900 SQUARE FEET, OR 19204-3457 0200 0 (2).
1265	FUN N GAMES LLC	1265 SHARAZAD BLVD	08-2121-002-2350	PL NO 1 OPA LOCKA PB 25-44, LOTS 13 & 14 BLK 13, LOT SIZE 11858 SQUARE FEET, OR 10680-1781 0180.1
1250	GILGA M VENERIO	1250 SHARAZAD BLVD	08-2121-002-2190	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOT 18 & PT LOTS 17 & 19 BLK 12 & 8, PT PB 46-76 DB 3605-493, LOT SIZE 60000 X 109, OR 10336-234 0379.4 COC 22330-0925 02 2004.6
1256	JUAN E URENA	1256 SHARAZAD BLVD	08-2121-002-2200	21 52 41, PL NO 1 OPA LOCKA PB 25-44, LOTS 20 & 21 & PT LOT 19 BLK 12 & 8, PT PB 46-76 DB 3509-145, LOT SIZE 9,301 SQ FT M/L, OR 15010-3312 0491.1 COC 22673-3219 09 2004.1
1300	AUSTINO ALEXIS RAMOS GUTIERREZ, YANET Y CURRELO	1300 SHARAZAD BLVD	08-2121-002-1290	OPA LOCKA PLAT NO 1 PB 25-44, LOTS 1 & 2 & W/2 LOT 3 BLK 6, & LOTS 1-A & 2-A & W/2 LOT 3-A, PER PB 46-76 BLK 6-A, LOT SIZE 8350 SQUARE FEET.
1310	NELSON F MUNGUA	1310 SHARAZAD BLVD	08-2121-002-1300	OPA LOCKA PLAT NO 1 PB 25-44, E/2 LOT 3 & ALL LOTS 4-5 BLK 6, & E/2 LOT 3-A & ALL LOTS 4-A & 5-A & 6-A & 7-A & 8-A & 9-A & 10-A & 11-A & 12-A & 13-A & 14-A & 15-A & 16-A & 17-A & 18-A & 19-A & 20-A & 21-A & 22-A & 23-A & 24-A & 25-A & 26-A & 27-A & 28-A & 29-A & 30-A & 31-A & 32-A & 33-A & 34-A & 35-A & 36-A & 37-A & 38-A & 39-A & 40-A & 41-A & 42-A & 43-A & 44-A & 45-A & 46-A & 47-A & 48-A & 49-A & 50-A & 51-A & 52-A & 53-A & 54-A & 55-A & 56-A & 57-A & 58-A & 59-A & 60-A & 61-A & 62-A & 63-A & 64-A & 65-A & 66-A & 67-A & 68-A & 69-A & 70-A & 71-A & 72-A & 73-A & 74-A & 75-A & 76-A & 77-A & 78-A & 79-A & 80-A & 81-A & 82-A & 83-A & 84-A & 85-A & 86-A & 87-A & 88-A & 89-A & 90-A & 91-A & 92-A & 93-A & 94-A & 95-A & 96-A & 97-A & 98-A & 99-A & 100-A & 101-A & 102-A & 103-A & 104-A & 105-A & 106-A & 107-A & 108-A & 109-A & 110-A & 111-A & 112-A & 113-A & 114-A & 115-A & 116-A & 117-A & 118-A & 119-A & 120-A & 121-A & 122-A & 123-A & 124-A & 125-A & 126-A & 127-A & 128-A & 129-A & 130-A & 131-A & 132-A & 133-A & 134-A & 135-A & 136-A & 137-A & 138-A & 139-A & 140-A & 141-A & 142-A & 143-A & 144-A & 145-A & 146-A & 147-A & 148-A & 149-A & 150-A & 151-A & 152-A & 153-A & 154-A & 155-A & 156-A & 157-A & 158-A & 159-A & 160-A & 161-A & 162-A & 163-A & 164-A & 165-A & 166-A & 167-A & 168-A & 169-A & 170-A & 171-A & 172-A & 173-A & 174-A & 175-A & 176-A & 177-A & 178-A & 179-A & 180-A & 181-A & 182-A & 183-A & 184-A & 185-A & 186-A & 187-A & 188-A & 189-A & 190-A & 191-A & 192-A & 193-A & 194-A & 195-A & 196-A & 197-A & 198-A & 199-A & 200-A & 201-A & 202-A & 203-A & 204-A & 205-A & 206-A & 207-A & 208-A & 209-A & 210-A & 211-A & 212-A & 213-A & 214-A & 215-A & 216-A & 217-A & 218-A & 219-A & 220-A & 221-A & 222-A & 223-A & 224-A & 225-A & 226-A & 227-A & 228-A & 229-A & 230-A & 231-A & 232-A & 233-A & 234-A & 235-A & 236-A & 237-A & 238-A & 239-A & 240-A & 241-A & 242-A & 243-A & 244-A & 245-A & 246-A & 247-A & 248-A & 249-A & 250-A & 251-A & 252-A & 253-A & 254-A & 255-A & 256-A & 257-A & 258-A & 259-A & 260-A & 261-A & 262-A & 263-A & 264-A & 265-A & 266-A & 267-A & 268-A & 269-A & 270-A & 271-A & 272-A & 273-A & 274-A & 275-A & 276-A & 277-A & 278-A & 279-A & 280-A & 281-A & 282-A & 283-A & 284-A & 285-A & 286-A & 287-A & 288-A & 289-A & 290-A & 291-A & 292-A & 293-A & 294-A & 295-A & 296-A & 297-A & 298-A & 299-A & 300-A & 301-A & 302-A & 303-A & 304-A & 305-A & 306-A & 307-A & 308-A & 309-A & 310-A & 311-A & 312-A & 313-A & 314-A & 315-A & 316-A & 317-A & 318-A & 319-A & 320-A & 321-A & 322-A & 323-A & 324-A & 325-A & 326-A & 327-A & 328-A & 329-A & 330-A & 331-A & 332-A & 333-A & 334-A & 335-A & 336-A & 337-A & 338-A & 339-A & 340-A & 341-A & 342-A & 343-A & 344-A & 345-A & 346-A & 347-A & 348-A & 349-A & 350-A & 351-A & 352-A & 353-A & 354-A & 355-A & 356-A & 357-A & 358-A & 359-A & 360-A & 361-A & 362-A & 363-A & 364-A & 365-A & 366-A & 367-A & 368-A & 369-A & 370-A & 371-A & 372-A & 373-A & 374-A & 375-A & 376-A & 377-A & 378-A & 379-A & 380-A & 381-A & 382-A & 383-A & 384-A & 385-A & 386-A & 387-A & 388-A & 389-A & 390-A & 391-A & 392-A & 393-A & 394-A & 395-A & 396-A & 397-A & 398-A & 399-A & 400-A & 401-A & 402-A & 403-A & 404-A & 405-A & 406-A & 407-A & 408-A & 409-A & 410-A & 411-A & 412-A & 413-A & 414-A & 415-A & 416-A & 417-A & 418-A & 419-A & 420-A & 421-A & 422-A & 423-A & 424-A & 425-A & 426-A & 427-A & 428-A & 429-A & 430-A & 431-A & 432-A & 433-A & 434-A & 435-A & 436-A & 437-A & 438-A & 439-A & 440-A & 441-A & 442-A & 443-A & 444-A & 445-A & 446-A & 447-A & 448-A & 449-A & 450-A & 451-A & 452-A & 453-A & 454-A & 455-A & 456-A & 457-A & 458-A & 459-A & 460-A & 461-A & 462-A & 463-A & 464-A & 465-A & 466-A & 467-A & 468-A & 469-A & 470-A & 471-A & 472-A & 473-A & 474-A & 475-A & 476-A & 477-A & 478-A & 479-A & 480-A & 481-A & 482-A & 483-A & 484-A & 485-A & 486-A & 487-A & 488-A & 489-A & 490-A & 491-A & 492-A & 493-A & 494-A & 495-A & 496-A & 497-A & 498-A & 499-A & 500-A & 501-A & 502-A & 503-A & 504-A & 505-A & 506-A & 507-A & 508-A & 509-A & 510-A & 511-A & 512-A & 513-A & 514-A & 515-A & 516-A & 517-A & 518-A & 519-A & 520-A & 521-A & 522-A & 523-A & 524-A & 525-A & 526-A & 527-A & 528-A & 529-A & 530-A & 531-A & 532-A & 533-A & 534-A & 535-A & 536-A & 537-A & 538-A & 539-A & 540-A & 541-A & 542-A & 543-A & 544-A & 545-A & 546-A & 547-A & 548-A & 549-A & 550-A & 551-A & 552-A & 553-A & 554-A & 555-A & 556-A & 557-A & 558-A & 559-A & 560-A & 561-A & 562-A & 563-A & 564-A & 565-A & 566-A & 567-A & 568-A & 569-A & 570-A & 571-A & 572-A & 573-A & 574-A & 575-A & 576-A & 577-A & 578-A & 579-A & 580-A & 581-A & 582-A & 583-A & 584-A & 585-A & 586-A & 587-A & 588-A & 589-A & 590-A & 591-A & 592-A & 593-A & 594-A & 595-A & 596-A & 597-A & 598-A & 599-A & 600-A & 601-A & 602-A & 603-A & 604-A & 605-A & 606-A & 607-A & 608-A & 609-A & 610-A & 611-A & 612-A & 613-A & 614-A & 615-A & 616-A & 617-A & 618-A & 619-A & 620-A & 621-A & 622-A & 623-A & 624-A & 625-A & 626-A & 627-A & 628-A & 629-A & 630-A & 631-A & 632-A & 633-A & 634-A & 635-A & 636-A & 637-A & 638-A & 639-A & 640-A & 641-A & 642-A & 643-A & 644-A & 645-A & 646-A & 647-A & 648-A & 649-A & 650-A & 651-A & 652-A & 653-A & 654-A & 655-A & 656-A & 657-A & 658-A & 659-A & 660-A & 661-A & 662-A & 663-A & 664-A & 665-A & 666-A & 667-A & 668-A & 669-A & 670-A & 671-A & 672-A & 673-A & 674-A & 675-A & 676-A & 677-A & 678-A & 679-A & 680-A & 681-A & 682-A & 683-A & 684-A & 685-A & 686-A & 687-A & 688-A & 689-A & 690-A & 691-A & 692-A & 693-A & 694-A & 695-A & 696-A & 697-A & 698-A & 699-A & 700-A & 701-A & 702-A & 703-A & 704-A & 705-A & 706-A & 707-A & 708-A & 709-A & 710-A & 711-A & 712-A & 713-A & 714-A & 715-A & 716-A & 717-A & 718-A & 719-A & 720-A & 721-A & 722-A & 723-A & 724-A & 725-A & 726-A & 727-A & 728-A & 729-A & 730-A & 731-A & 732-A & 733-A & 734-A & 735-A & 736-A & 737-A & 738-A & 739-A & 740-A & 741-A & 742-A & 743-A & 744-A & 745-A & 746-A & 747-A & 748-A & 749-A & 750-A & 751-A & 752-A & 753-A & 754-A & 755-A & 756-A & 757-A & 758-A & 759-A & 760-A & 761-A & 762-A & 763-A & 764-A & 765-A & 766-A & 767-A & 768-A & 769-A & 770-A & 771-A & 772-A & 773-A & 774-A & 775-A & 776-A & 777-A & 778-A & 779-A & 780-A & 781-A & 782-A & 783-A & 784-A & 785-A & 786-A & 787-A & 788-A & 789-A & 790-A & 791-A & 792-A & 793-A & 794-A & 795-A & 796-A & 797-A & 798-A & 799-A & 800-A & 801-A & 802-A & 803-A & 804-A & 805-A & 806-A & 807-A & 808-A & 809-A & 810-A & 811-A & 812-A & 813-A & 814-A & 815-A & 816-A & 817-A & 818-A & 819-A & 820-A & 821-A & 822-A & 823-A & 824-A & 825-A & 826-A & 827-A & 828-A & 829-A & 830-A & 831-A & 832-A & 833-A & 834-A & 835-A & 836-A & 837-A & 838-A & 839-A & 840-A & 841-A & 842-A & 843-A & 844-A & 845-A & 846-A & 847-A & 848-A & 849-A & 850-A & 851-A & 852-A & 853-A & 854-A & 855-A & 856-A & 857-A & 858-A & 859-A & 860-A & 861-A & 862-A & 863-A & 864-A & 865-A & 866-A & 867-A & 868-A & 869-A & 870-A & 871-A & 872-A & 873-A & 874-A & 875-A & 876-A & 877-A & 878-A & 879-A & 880-A & 881-A & 882-A & 883-A & 884-A & 885-A & 886-A & 887-A & 888-A & 889-A & 890-A & 891-A & 892-A & 893-A & 894-A & 895-A & 896-A & 897-A & 898-A & 899-A & 900-A & 901-A & 902-A & 903-A & 904-A & 905-A & 906-A & 907-A & 908-A & 909-A & 910-A & 911-A & 912-A & 913-A & 914-A & 915-A & 916-A & 917-A & 918-A & 919-A & 920-A & 921-A & 922-A & 923-A & 924-A & 925-A & 926-A & 927-A & 928-A & 929-A & 930-A & 931-A & 932-A & 933-A & 934-A & 935-A & 936-A & 937-A & 938-A & 939-A & 940-A & 941-A & 942-A & 943-A & 944-A & 945-A & 946-A & 947-A & 948-A & 949-A & 950-A & 951-A & 952-A & 953-A & 954-A & 955-A & 956-A & 957-A & 958-A & 959-A & 960-A & 961-A & 962-A & 963-A & 964-A & 965-A & 966-A & 967-A & 968-A & 969-A & 970-A & 971-A & 972-A & 973-A & 974-A & 975-A & 976-A & 977-A & 978-A & 979-A & 980-A & 981-A & 982-A & 983-A & 984-A & 985-A & 986-A & 987-A & 988-A & 989-A & 990-A & 991-A & 992-A & 993-A & 994-A & 995-A & 996-A & 997-A & 998-A & 999-A & 1000-A & 1001-A & 1002-A & 1003-A & 1004-A & 1005-A & 1006-A & 1007-A & 1008-A & 1009-A & 1010-A & 1011-A & 1012-A & 1013-A & 1014-A & 1015-A & 1016-A & 1017-A & 1018-A & 1019-A & 1020-A & 1021-A & 1022-A & 1023-A & 1024-A & 1025-A & 1026-A & 1027-A & 1028-A & 1029-A & 1030-A & 1031-A & 1032-A & 1033-A & 1034-A & 1035-A & 1036-A & 1037-A & 1038-A & 1039-A & 1040-A & 1041-A & 1042-A & 1043-A & 1044-A & 1045-A & 1046-A & 1047-A & 1048-A & 1049-A & 1050-A & 1051-A & 1052-A & 1053-A & 1054-A & 1055-A & 1056-A & 1057-A & 1058-A & 1059-A & 1060-A & 1061-A & 1062-A & 1063-A & 1064-A & 1065-A & 1066-A & 1067-A & 1068-A & 1069-A & 1070-A & 1071-A & 1072-A & 1073-A & 1074-A & 1075-A & 1076-A & 1077-A & 1078-A & 1079-A & 1080-A & 1081-A & 1082-A & 1083-A & 1084-A & 1085-A & 1086-A & 1087-A & 1088-A & 1089-A & 1090-A & 1091-A & 1092-A & 1093-A & 1094-A & 1095-A & 1096-A & 1097-A & 1098-A & 1099-A & 1100-A & 1101-A & 1102-A & 1103-A & 1104-A & 1105-A & 1106-A & 1107-A & 1108-A & 1109-A & 1110-A & 1111-A & 1112-A & 1113-A & 1114-A & 1115-A & 1116-A & 1117-A & 1118-A & 1119-A & 1120-A & 1121-A & 1122-A & 1123-A & 1124-A & 1125-A & 1126-A & 1127-A & 1128-A & 1129-A & 1130-A & 1131-A & 1132-A & 1133-A & 1134-A & 1135-A & 1136-A & 1137-A & 1138-A & 1139-A & 1140-A & 1141-A & 1142-A & 1143-A & 1144-A & 1145-A & 1146-A & 1147-A & 1148-A & 1149-A & 1150-A & 1151-A & 1152-A & 1153-A & 1154-A & 1155-A & 1156-A & 1157-A & 1158-A & 1159-A & 1160-A & 1161-A & 1162-A & 1163-A & 1164-A & 1165-A & 1166-A & 1167-A & 1168-A & 1169-A & 1170-A & 1171-A & 1172-A & 1173-A & 1174-A & 1175-A & 1176-A &

PLANNING & ZONING BOARD

OCTOBER
11TH

2022



Multifamily Four-Story Apartment Building: Site Plan Review APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A FOUR-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 1300 SESAME STREET AND IDENTIFIED BY FOLIOS 08-2121-002-1110, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

PL NO 1 OPA LOCKA PB 25-44 LOT 1 & W30FT OF LOT 2 BLK 7 LOT SIZE 8714 SQ FT OR 17685-3110 0697 3
COC 24068-2460 12 2005 4

- The proposed project consists of the construction of a four story multi-family building on this vacant 8,714 square foot or 0.20 Acre site which is owned by Scarbough Investment Enterprises, LLC according to Miami Dade Property appraiser's website.



← EAST SESAME STREET WEST →



KALANDAR STREET

II. Project Details

- Applicant's intent**

The Applicant, Eric Scarborough c/o Scarborough Investment Enterprises, LLC intends to construct a four-story multifamily building that will provide six two bedroom units and provide thirteen parking spaces on the first floor. The applicant also intends to provide a dog park and landscaping in accordance with the City Land Development Regulations. In accordance with the requirements of the City of Opa-locka Land Development Regulations the applicant has submitted three development requests:

1. Variance Request for Minimum Lot Requirement; the minimum lot area for the Moderate Density Residential District (R-3) is 9,600 square feet;
2. Site Plan Review;
3. Development Agreement Review. The applicant, Eric Scarborough c/o Scarborough Investment Enterprises, LLC

Site Computations & Land Development Regulation / Zoning Code			Table 1
Applicant	Eric Scarborough c/o Scarborough Investment Enterprises, LLC		
Folio Number (s)	Opa-locka: 08-2121-002-1110;		
Address Location	1300 Sesame Street		
Building (s) Footprint	Building Footprint/Building Coverage	2,664 SF	
	Roofed Area	8,675 SF	
	Greenspace/Landscape Area – 1,500 SF		
Floor Area Ratio	<1.0 FAR .N/A		
Zoning	R-3 – Moderate Density Residential		
Zoning Code Consistency	The construction of a multifamily apartment building is consistent with the R-3 Zoning Code		
Existing Land Use	Downtown Mixed Use		
Future Land Use Designation	Downtown Mixed Use		
Comprehensive Plan Consistency	- The construction of a multifamily apartment building is consistent with the Comprehensive Plan with the requested property having a zoning designation of R-3.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-79; Article IV Sec. 22-85, Article 22-95, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front	25 Feet	25".	YES
Rear	25 Feet	25" Feet	Yes
Side Interior	15 Feet	15" Feet	YES
Side Street	20 Feet	20"	Yes
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	80%	6,526 (75%)	Yes
(Max Impervious Area)			

Lot Density	9-12 Units 750 SF / 2BR Units	6 Units / 950 SF / 2 BR Units	YES
Lot Size	9,600 SF	8,714 SF 3.82 Acres	No-Variance Request
Lot Width	N/A	N/A	N/A
Building Height	4 Stories or 50 Feet whichever less	Apartment Building: 4 Stories/ 50 Feet	YES
Structure Length	N/A	N/A	N/A
Landscaping	Total Landscaping Area	1,500	Yes
Parking Details	Residential -Five or More Units on a single lot for Two Bedrooms: 1.5 parking spaces per Unit	2.0 parking spaces per unit / 13 parking spaces. 12 Regular parking spaces / 1 HC parking space	YES
Landscape/ Pervious Lot Coverage	10% minimum required pervious	25% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Wednesday, September 28th, 2022. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, October 11th, 2022. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this Site Plan request and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

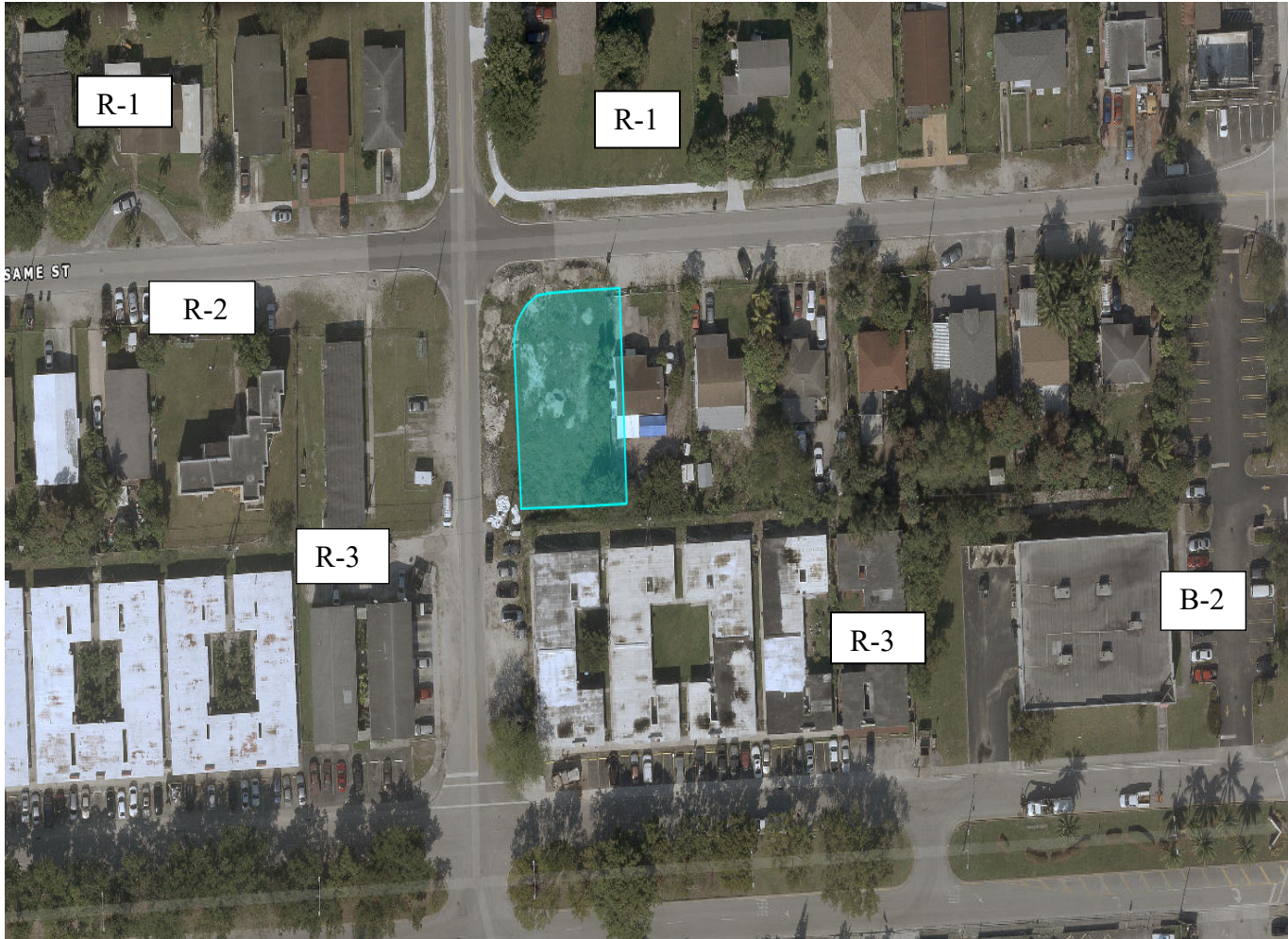
• Overall Analysis

Existing Conditions:

- The Subject Property is generally surrounded by residential properties to the west, east, north and south with ingress and egress to the site on Kalandar Street and on Sesame Street.
- No Sidewalk alongside the north edge of the Property on Sesame Street or on the west edge of the property on Kalandar Street.
- Across the street, (West of this site) is a multi-family four unit residential development.
- Property is currently vacant and undeveloped.

Surrounding Zoning Designation Map

The Site is highlighted in image



Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Residential	Residential	R-1
South	Residential	Downtown Mixed Use	R-3
East	Residential	Residential	R-3
West	Residential	Downtown Mixed Use	R-3

- General Character / Neighborhood Compatibility:** The proposed development use will be in Harmony with the general character of the surrounding neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions?

COMPLIES

- **Findings:**
 - The proposed development use 'Multi-Family apartment development' is in harmony with the general characteristic of the surrounding neighborhood: Residential Uses

- **Tree Preservation:** Compliance with Tree Preservation Ordinance required pursuant to City ORDINANCE NO.10-03

COMPLIES

- **Findings:**
 - The Applicant is proposing to include landscaping at 1,500 square feet. *(Please see attached Landscape Plan for Trees detailed information).*

- **Fence:** All fences constructed on property perimeters shall be in accordance with the requirements of the Land Development Regulation Section 22-134., however if additional walls, fences or hedges are installed they shall also comply with the requirements of this Section.

- **Findings:**
 - The Applicant is may install a fence or a wall in accordance with the LDR.

- **Future Land Use:** Downtown Mixed Use

- **Findings:**
 - According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Downtown Mixed Use land use designation category.

COMPLIES

- **R-3 (Moderate Density Residential) Permitted Uses:** Project Specific: *Multi-Family Residential Development*

- **Findings:**
 - According to the City's Land Development Regulation/ Zoning Code R-3 (Moderate Density Residential District) allows for Multi-Family Residential Development. This request is for Site Plan Approval.

COMPLIES

- **Community Comments/Petitions:** The Applicant verbally informed the Planning and Community development Department that petitions were submitted to the surrounding property owners for signatures, comments or possible opposition.

- **Findings:** The Planning and community Development Department has not received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

III. **Project Need Assessment / other Required Approvals**

1. Variance Request 2. Site Plan Review 3. Development Agreement
 - Application(s) submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, October 11th, 2022

IV. **Development Review Committee (DRC): Meeting Review Comments**

1. **Capital Improvement Project (CIP):**
 - No issues reported for the proposed Site Plan
2. **Building:**
 - N/A

3. **Police:**
 - N/A
4. **Community Redevelopment Agency (CRA):**
 - N/A
5. **City Manager's Office (CMO):**
 - N/A
6. **Code Enforcement:**
 - N/A
7. **City Attorney's Office:**
 - Development Agreement under review
8. **Public works:**
 - N/A
9. **Inter-jurisdictional Review:**
 - N/A

V. Staff Recommendation:

- Staff recommend approval of this Site Plan pending the review and the following other approvals:
 - Must comply with any conditions imposed by the City Planning & Zoning Board
 - Any other applicable agencies or entities as required by Miami Dade County Code.
 - Address all conditions imposed by the City Commission as appropriate
 -

VI. Attachments:

- Site Plan

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

I. Planning and Zoning Board Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)

Resolution No. 2022-10-11-02,

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A FOUR-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 1300 SESAME STREET AND IDENTIFIED BY FOLIOS 08-2121-002-1110, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.;

WHEREAS, applicant has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED ☐ DATE: 10-11-2022
 - b. DENIED ☐
 - c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / __
- 2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:
 - a.
 - b.

*** The Planning and Zoning Board Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

Chairperson or Designee

The Following changes/recommendations are updates based on the Planning and Zoning Board Meeting discussions in regards to the proposed Concrete Batching Plant and Finished Concrete Production Company Facility.

RESOLUTION NO. 22-XXXXXXX

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION OF A FOUR-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 1300 SESAME STREET AND IDENTIFIED BY FOLIOS 08-2121-002-1110, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the applicant, Scarborough Investment Enterprises, LLC intends to construct a four-story multifamily building that will provide six two-bedroom units and thirteen parking spaces on the first floor. The applicant further intends to provide a dog park and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a request for a Developer Agreement pertaining to the construction of a multi-family residential building in the Moderate Density Residential Zoning District (R-3); and

WHEREAS, the development will include approximately ____ employees, ____ new assorted trees, ____ shrub plants and landscaped open space; and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the Developer Agreement application of Scarborough Investment Enterprises, LLC and has determined that the responsibilities for expansion, extensions and reimbursement schedules, if any, are consistent with the improvements and will meet the new level of service of the project proposed consistent with the City's Land Development Regulations; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the Developer Agreement as provided herein and attached as Exhibit "A".

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals.

The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL.

Approval/Denial of Developer Agreement. The Planning & Zoning Board of the City of Opa-Locka hereby recommends approval / denial of the Developer Agreement for the construction of a four story multi-family apartment building on the property located at 1300 Sesame Street and identified by folio #08-2121-002-1110 in the R3 Zoning District and attached hereto as Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2022.

Elio Guerrero, Chairman

ATTEST:

Kinshannta Hall, Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Board Member Mata	_____
Board Member Hibbert	_____
Board Member Barnes	_____
Board Member Johnson	_____
Board Member Mangham	_____
Chairman Guerrero	_____

Received:
By:
Date:



PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2020-2021

TOTAL FEES: \$ _____ New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates
1st Tuesday of Each Month)

Date Application Found Sufficient

October 5, 2021
November 2, 2021
December 7, 2021
January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022
August 2, 2022
September 6, 2022

August 20, 2021
September 17, 2021
October 15, 2021
November 19, 2021
December 17, 2021
January 14, 2022
February 18, 2022
March 18, 2022
April 15, 2022
May 20, 2022
June 17, 2022
July 22, 2022

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.
2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.
3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*
4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.
5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1503
Facsimile: 305-953-3060

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: Scarborough Investment Enterprises, LLC

PROPERTY OWNER'S ADDRESS: 1700 NE 143 ST N Miami, FL 33181
Number/Street City State/Zip Code

APPLICANT'S NAME: Eric Scarborough

APPLICANT'S ADDRESS: 1700 NE 143 ST N Miami, FL 33181
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305 433 4843 HOME _____ OTHER 305 318 4958

SUBJECT PROPERTY ADDRESS: 1300 Sesame ST
Number/Street

TAX FOLIO NUMBER: 08-2121-002-1110 PRESENT ZONING: R3

LEGAL DESCRIPTION: West 73.23 ft of tract 7-a, of Revised plat of amended plat of plat no. one opa-locka. according to the plat thereof as recorded in plat book 34, pg 8 of public records
Please check specific request:

- ☐ Tentative Plat
- ☐ Final Plat
- ☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment below)
- ☐ Rezoning
- ☐ Drainage Plan
- ☐ Fill Permit Request
- ☐ Preliminary Site Plan Review
- ☐ Final Site Plan Review
- ☐ Conditional Use Permit – No Plans
- ☐ Conditional Use Permit – With Plans
- ☐ Special Exception – No Plans
- ☐ Special Exception – With Plans
- ☒ Development Agreement
- ☐ Restrictive Covenant
- ☐ Other – Please specify: _____

Add any additional information that may be of importance to this request:

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

- _____ Completed application form
- _____ Application fee payable to the City of Opa-locka by check or money order
- _____ Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- _____ Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)
- _____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- _____ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- _____ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- _____ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies
- _____ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- _____ Narrative concept must be submitted with application

AFFIDAVIT

I, Eric Scarborough, being first duly sworn, depose and say that I am the **OWNER** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature

Date

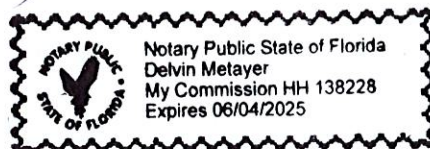
Sworn to and subscribed before me:

This 16 day of May,

Notary Public

Attach copy of identification

My commission expires 06/04/25



Reference to Ordinance 15-13

Land Development Regulations/ Zoning Code: Ordinance 15-31



Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From:

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I _____, being first duly sworn, depose and say that I am the owner of the property legally described as:

I do give to _____ the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize _____ to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature _____

Date _____

Sworn to and subscribed before me:

This _____ day of _____,

Notary Public _____

My commission expires: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

SCARBOROUGH INVESTMENT ENTERPRISES, LLC

Filing Information

Document Number	L14000040864
FEI/EIN Number	46-5389168
Date Filed	03/11/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/04/2019

Principal Address

1700 NE 143 ST
N MIAMI, FL 33183

Mailing Address

1700 NE 143 ST
N MIAMI, FL 33183

Registered Agent Name & Address

FRANXO, XAVIER A
255 Alhambra Circle
STE 925
CORAL GABLES, FL 33134

Name Changed: 11/03/2015

Address Changed: 10/04/2019

Authorized Person(s) Detail

Name & Address

Title Manager

Scarborough, Eric
1700 NE 143 ST
North Miami, FL 33181

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2020	03/20/2020
2021	01/20/2021
2022	01/25/2022
Document Images	
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/20/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
10/04/2019 -- REINSTATEMENT	View image in PDF format
01/24/2018 -- ANNUAL REPORT	View image in PDF format
05/24/2017 -- ANNUAL REPORT	View image in PDF format
07/11/2016 -- ANNUAL REPORT	View image in PDF format
11/03/2015 -- REINSTATEMENT	View image in PDF format
03/11/2014 -- Florida Limited Liability	View image in PDF format



Memorandum

TO: Attorney Bernadette Norris-Weeks & CAO

FROM: Gregory D. Gay, Director
Planning & Community Development Dept
Gerald Lee, Planner/Zoning Official
Planning & Community Development Dept

DATE: September 27, 2022

RE: Eric Scarborough PZAB Items for the Meeting on 10-11-22

Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

PL NO 1 OPA LOCKA PB 25-44 LOT 1 & W30FT OF LOT 2 BLK 7 LOT SIZE 8714 SQ FT OR 17685-3110 0697 3
COC 24068-2460 12 2005 4

- The proposed project consists of the construction of a four-story multi-family building on this vacant 8,714 square foot or 0.20 Acre site which is owned by Scarbough Investment Enterprises, LLC according to Miami Dade Property appraiser's website at 1300 Sesame Street, Opa-locka, FL 33054.



← EAST SESAME STREET WEST →



KALANDAR STREET

II. Project Details

- **Applicant's intent**

The Applicant, **Eric Scarborough c/o Scarborough Investment Enterprises, LLC** intends to construct a four-story multifamily building that will provide six two-bedroom units and provide thirteen parking spaces on the first floor. The applicant also intends to provide a dog park and landscaping in accordance with the City Land Development Regulations. In accordance with the requirements of the City of Opa-locka Land Development Regulations the applicant has submitted three development requests:

The Applicant, Eric Scarborough c/o Scarborough Investment Enterprises, LLC

1. Variance Request for Minimum Lot Requirement; the minimum lot area for the Moderate Density Residential Zoning District (R-3) is 9,600 square feet;

2. Site Plan Review; to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3)

3. Development Agreement Review. The applicant, Eric Scarborough c/o Scarborough Investment Enterprises, LLC to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3)

END OF MEMORANDUM

Record and Return to:
(enclose self-addressed stamped envelope)

XXXXXX XXXXXXXX, Esq.
XXXX NW XXXXXX, Ste. XX
City, State Florida Zip Code

This Instrument Prepared by:
Burnadette Norris-Weeks
City Attorney
780 Fisherman Street
4th Floor
Opa-locka, Florida 33054

Scarborough Investment Enterprises,
LLC
1700 NE 143 ST
North Miami, FL 33181

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA,
FLORIDA AND DEVELOPMENT GROUP. LLC/INC/ETC**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this 11 day of May 2022 ("Execution Date") by and between DEVELOPMENT GROUP. LLC/INC/ETC (the "Owner"), a Florida limited liability company with the mailing address of XXXX XXXXX XXX Ste. XXX, City, State, Zip Code and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa Locka, Florida 33054.

1300 Sesame St WITNESSETH:

8,714 SF

WHEREAS, the Owner is the fee simple owner of approximately X.XX acres of land located at approximately xxxxx NW xx Ave within the municipal boundaries of the City and identified by Miami Dade County Tax Folio Nos. 08-XXXX-XXX-XXXX, 08-XXXX-XXX-XXXX, 08-XXXX-XXX-XXXX, (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and 08-2121-002-1110

WHEREAS, the City Commission adopted Resolution Number _____, approving a Site Plan, for the Proposed Development which includes the construction of XX XXXX, no. unit residential building that includes xxXX Xx XXX and provides XXX parking spaces, as well as planting ?? trees and ??? shrubs through-out the property in accordance with the Development Group, LLC/INC/ETC approved site plan; and 6 units, 4 stories, 15 Trees, 70 shrubs

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property and wish to establish identifiable parameters for future development; and

WHEREAS, the City Commission pursuant to Resolution No.____, adopted on _____, authorizes the City Manager to execute this Agreement upon the terms and conditions set forth and listed below, and the Owner is authorized to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owners and City agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.
2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.
3. Definitions.
 - a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
 - b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
 - c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.
 - d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
 - e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, DEVELOPMENT GROUP, LLC/INC/ETC
 - f. ., (the "Owner"), a Florida limited liability company, with the mailing address of XXXX XXXXX XXX Ste. XXX, City, State, Zip Code and/or any of its respective successors, assigns, or heirs thereof.
 - g. "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure

or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

- h. "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.
- i. "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,
- j. "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein
- k. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.
- l. "Existing Zoning" means (a) all entitlements associated with the City's approval of the Development Group, LLC/INC/ETC., Site Plan, at approximately xxxxx NW xx Ave, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-locka, including the City of Opa-locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.
- m. "Final Site Plan" means the Development Group, LLC/INC/ETC., Site Plan, at approximately xxxxx NW xx Ave "Final Site Plan" approved by the City Commission via Resolution No. _____ for the Proposed Development which includes the construction of a unit residential building that includes xxXX Xx XXX and provides XXX parking spaces, as well as planting ?? trees and ??? shrubs through-out the property in accordance with the Development Group, LLC/INC/ETC approved site plan;
 - n. as may be amended from time to time.
 - o. "Governing Body" means the City of Opa-Locka's City Commission.
 - p. "Initial Term" is thirty (30) years commencing on the Effective Date.
 - q. "Land" means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.
 - r. "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.
 - s. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance 15-31.
 - t. "Parties" means the City and the Owner, Redwood Mosaic Dev. LLC.
 - u. "Project" shall mean the construction and development of the Property in accordance with the Final Site Plan for the Proposed Development, which has been deemed consistent with Liberal Commercial (B-2) zoning district regulations for a property that is also within the Corridor Mixed Use Overlay and all applicable laws.

- v. "Property" shall mean the parcel of real property defined in the preamble to this Agreement, and legally described in Exhibit "A" hereto.
- w. "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.
- x. "Resolution" shall mean City of Opa-Locka Resolution Number _____ and _____ approving the Project and this Agreement.

4. Intent. It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163.3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-locka's Land Development Regulation Code, the Ordinance, and the Resolution.

5. Effective Date. Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City, and the Owner shall act in good faith to carry out the intent of the Agreement upon the Execution Date.

6. Term of Agreement and Binding Effect. This Agreement shall run with the land, remain in full force and effect, and be binding on all parties (including the Owner) and all persons claiming under it for an Initial Term of thirty (30) years from the Effective Date, and may be extended for one or more Additional Term(s) thereafter by mutual consent of the parties subject to two public hearings pursuant to Section 163.3225, F.S. Consent to any extension or modification of this Agreement requires approval of both parties to this Agreement. No notice of termination shall be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.

7. Termination. No notice of termination shall be required by either Party upon the expiration of this agreement and thereafter the Parties hereto shall have no further obligations under this agreement.

8. Expiration / Termination / Default Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt Land Development Regulations not inconsistent with the rights granted hereunder. In the event of

termination or default, no further rights under this Agreement shall exist, whether brought under a claim of vested right, estoppel or otherwise.

9. Development Conditions. In accordance with Section 163.3227(c), F.S., the Owner agrees as follows:

- a. All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project and shall be served by water and sanitary sewer main extensions as required by the city in accordance with Miami-Dade County permitting requirements.
- b. All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.
- c. All signage shall comply with all city sign code ordinance requirements.
- d. Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Project. Such items include but are not specifically limited to:
 - 1) Design of all physical structures, water bodies, private and public improvements and
 - 2) The color and dimensional characteristics of all building materials
 - 3) All landscaping, loading areas and parking spaces must be provided and maintained as shown on the site plan
- e. Owner shall preserve and maintain all buildings and structures consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this Agreement until the expiration of the Term of this Agreement as provided in paragraph 6 above. In the event of a force majeure or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals and be derivative of a Moorish design theme in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be

determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph. Any new owner must abide by the terms of this agreement until April 2052.

- f. At the request of the City, Owner shall submit an annual report and shall provide additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution and this Agreement. A copy of the City's form of annual report is attached as Exhibit "B".
- g. The Owner will not physically alter or substitute the design of structures, materials and colors included in the Project's Final Site Plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.
- h. Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.
- i. Owner agrees to use commercially reasonable efforts to:
 - 1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College, to expand vocational and technical training programs for residents within the City through December 31, 2024; and
 - 2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-locka, and encourage all contractors retained to develop the Project to do the same, as follows:
 - a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.
 - b) Host or require its general contractor(s) to host a Local Job Fair and provide a list of construction job openings to the

City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).

- j. All trash and garbage containers shall comply with all city dumpster enclosure requirements.
- k. The following timelines shall be complied with by Owner, Redwood Mosaic Dev. LLC, Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:
 - 1) Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.
 - 2) Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
 - 3) Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

10. Development Permits. In accordance with Section 163.3227(t), F.S., the City may need to approve the following additional development permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

- (a) Site plan approvals;
- (b) Modifications to existing approvals and permits, including the Project Site Plan;
- (c) Water, sewer, paving and drainage permits
- (d) Building permits
- (e) Sign permits
- (f) Certificates of use and occupancy; and
- (g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.
- (h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this Property.
- (i) All currently non-complaint physical structures or vehicles if applicable, shall be removed prior to the execution of this agreement.

11. Public Services and Facilities; Concurrence. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in

existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated by the Applications. The Property and the Project will also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

12. Consistency with Comprehensive Plan. In accordance with Section 163.3227(g), FS., the City hereby finds and declares that the Owners development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-Locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.

13. Reservation of Development Rights. Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-Locka, including the City's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agree Tent shall govern the development of the Property for the entire term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation after the Effective Date and during the Entire Term of this Agreement, except to the extent that Owner's consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this Agreement being terminated or having expired.

14. Zoning and Other Approvals. The parties hereto recognize and agree that certain provisions of this Agreement require the City and its boards, departments, or agencies, acting in their governmental capacity, to consider governmental actions, as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement shall be construed to prohibit the City from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the Property.

15. Necessity of Complying with Local Regulations Relative to Development Permits.

- a) In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence development. The Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.
- b) In the event that the City asserts that the terms of this Agreement are not being complied with, then, in addition to any other remedies available to the City, the City may stay the effectiveness of this Agreement as to the portion of the Property associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to the Property or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the entire Property based on a failure to comply with this Agreement, the City shall send written notice containing the nature of the purported violation and provide a reasonable time-frame within which the Owner may correct the violation. These requirements for notice and an opportunity to cure shall not apply and shall not be construed to limit: (i) the City's ability to take any action to prevent or ameliorate any immediate danger to the public health, safety, or welfare; or (ii) the City's or the County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

16. Good Faith; Further Assurances. The parties to this Agreement have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. In that regard, the parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi-judicial capacity.

17. Notices. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City at:

City Manager
City of Opa Locka
780 Fisherman Street
Opa Locka, Florida 33054

With a copy to:

Law Offices of Burnadette Norris-Weeks, P.A.
401 North Avenue of the Arts
Ft. Lauderdale, FL 33311

If to the Developer at: Xxxxx XXXXXXXXX

Development Group, LLC/INC/ETC.
XXXX NW xxx Avenue, Suite xxx
City, State Zip Code

And

Secondary Address/Mailing Address
XXX Street Street, #xx
City, State Zip Code

With a copy to:

Law Office of XXXXXX XXXXX
XXXX NE Xst Avenue, Ste. XXX,
City, State Zip Code

18. Governing Laws, Construction and Litigation. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owners/Owners and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

19. Severability. In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

20. Entire Agreement. This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.

21. Indemnification. The Owners shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement instituted by third parties.

22. Periodic Review of Agreement. Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated, good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City, subject to the notice and cure provision contained in paragraph 15(b), above

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____
City Clerk

By: _____
City Manager

Dated: _____ day of _____, 2022.

Approved for form and legal sufficiency:

City Attorney: _____

WITNESS:

By: _____
Owner/Agent
 Title: Manager

Signature _____

[illegible]

____ personally known to me, or
____ produced identification. Type of identification produced _____.

Print Name _____

Page 111 of 201

EXHIBIT A
Legal Description

EXHIBIT B
CITY'S ANNUAL REPORT FORM

City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

CITY OF OPA-LOCKA
ANNUAL REPORT FORM

Reporting Period: _____ to _____
Month/Day/Year Month/Day/Year

Name and Title of Individual Completing Report: _____

Address : _____
Street Location

City, State, Zip

1. Describe any changes made to the proposed plan of development, during the Reporting Period, as approved by the City of Opa-Locka City Commission ("City") pursuant to Resolution No. _____, passed and adopted on _____, 2022.
2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and Prologis Logistics Services Incorporated as approved by the City of Opa-Locka City Commission pursuant to Resolution No. _____, passed and adopted on _____, 2022 (the "Development Agreement").
3. Provide a list of development permits for vertical construction issued by the City during the Reporting Period.
4. Provide a list of certificates of occupancy within the project that have been issued by the City during the Reporting Period.
5. Describe compliance with Paragraph 9 (Development Conditions (a)-(k)) of the Development Agreement during the Reporting Period.
6. Provide a statement confirming that all persons have been sent copies of the annual report in conformance with Section 17 of the Development Agreement.

RESOLUTION NO. 22-XXXXXXX

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIO #08-2121-004-1861, IN THE R3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, NE 113 Ter LLC intends to construct a six-story multi-family building that will provide 45 apartment units and 50 parking spaces; and

WHEREAS, the applicant further intends to provide 1,600 square feet of retail space and landscaping in accordance with the City of Opa-Locka's Land Development Regulations; and

WHEREAS, the Applicant, has submitted a request for site plan review to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of NE 113 TER LLC and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the final site plan request by Applicant, as provided herein and attached.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS.

The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL.

Approval/Denial of Site Plan Review. The City Commission of the City of Opa-Locka, Florida hereby approves / denies a request for the Final Site Plan approval for the

construction of a six-story multifamily building that will provide 45 apartment units and 50 parking spaces at approximately the corner of Sesame Street and Ali-Baba Avenue within the municipal boundaries of the City of Opa-Locka and as identified by Miami Dade County Tax Folio No. 08-2121-004-1861, in the R3 Zoning District as set forth in Exhibit "A."

Section 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter.

PASSED AND ADOPTED this ____ day of _____, 2022.

Elio Guerrero, Chairman

ATTEST:

Kinshannta Hall, Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A

Moved by: _____

Seconded by: _____

VOTE:

Board Member Mata _____

Board Member Hibbert _____

Board Member Barnes _____

Board Member Johnson _____

Board Member Mangham _____

Chairman Guerrero _____

Received:
By:
Date:

“ THE GREAT CITY “



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2020-2021

TOTAL FEES: \$ 2,325.00 New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates
1st Tuesday of Each Month)

Date Application Found Sufficient

October 5, 2021
November 2, 2021
December 7, 2021
January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022
August 2, 2022
September 6, 2022

August 20, 2021
September 17, 2021
October 15, 2021
November 19, 2021
December 17, 2021
January 14, 2022
February 18, 2022
March 18, 2022
April 15, 2022
May 20, 2022
June 17, 2022
July 22, 2022

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.
2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.
3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*
4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.
5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1503
Facsimile: 305-953-3060

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: 06-17-22

PROPERTY OWNER'S NAME: NE 113 TER LLC

PROPERTY OWNER'S ADDRESS: 500 4th Ave Suite #3 Brooklyn, NY 112
Number/Street City State/Zip Code

APPLICANT'S NAME: Q- Realty

APPLICANT'S ADDRESS: 500 4th Ave Suite #3 Brooklyn, NY 1121
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 561-584-0461 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: Vacant Lot at corner of Sesame Street, Opa-locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2121-004-186 PRESENT ZONING: R-3(Moderate Density Residential District)

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2, PB34-76, PORT OF TRS B&C BLK 104 & ALLEY L

WITHIN BLK CLOSED BY DB 2680/5222 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W 205.70FT NWLY AD 22.25FT W66.69FT S75.98FT S61 DEG W 43.44FT S 28 DEG E130FT N61 DEG E53FT S

Please check specific request:

- ☐ Tentative Plat
☐ Final Plat
☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment below)
☐ Rezoning
☐ Drainage Plan
☐ Fill Permit Request
☐ Preliminary Site Plan Review
☒ Final Site Plan Review
☐ Conditional Use Permit – No Plans
☐ Conditional Use Permit – With Plans
☐ Special Exception – No Plans
☐ Special Exception – With Plans
☐ Development Agreement
☐ Restrictive Covenant
☐ Other – Please specify: _____

Add any additional information that may be of importance to this request:

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

- _____ Completed application form
- _____ Application fee payable to the City of Opa-locka by check or money order
- _____ Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- _____ Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)
- _____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- _____ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- _____ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- _____ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies)
- _____ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- _____ Narrative concept must be submitted with application

AFFIDAVIT

I, Ari Hertz, being first duly sworn, depose and say that I am the **OWNER** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

[Signature]
Signature

may-1-2022
Date

Sworn to and subscribed before me:

This 01 day of may, 2022

[Signature]
Notary Public
Attach copy of identification

My commission expires 03/03/2026



DAILIEN CALDERON
Notary Public
State of Florida
Comm# HH235800
Expires 3/3/2026



Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From: Q - Realty

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I Ari Hertz, being first duly sworn, depose and say that I am the owner of the property legally described as:

I do give to Harry B. Joseph the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Harry B. Joseph to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

[Signature]
Signature

MAY 1, 2022
Date

Sworn to and subscribed before me:

This 01 day of MAY, 2022

[Signature]
Notary Public

My commission expires: 03/03/2026



DAILIEN CALDERON
Notary Public
State of Florida
Comm# HH235800
Expires 3/3/2026



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
NE 113 TER LLC

Filing Information

Document Number	L20000244169
FEI/EIN Number	85-3546430
Date Filed	08/11/2020
Effective Date	08/11/2020
State	FL
Status	ACTIVE

Principal Address

500 4TH AVE
SUITE #3
BROOKLYN, NY 11215

Mailing Address

500 4TH AVE
SUITE #3
BROOKLYN, NY 11215

Registered Agent Name & Address

HERCZL, ARON
4577 N NOB HILL RD
SUITE 209
SUNRISE, FL 33351

Address Changed: 01/28/2021

Authorized Person(s) Detail

Name & Address

Title MGR

HERCZL, ARON
500 4TH AVE, SUITE #3
BROOKLYN, NY 11215

Annual Reports

Report Year	Filed Date
2021	01/28/2021

2022	03/03/2022
<u>Document Images</u>	
03/03/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
08/11/2020 -- Florida Limited Liability	View image in PDF format

LETTER OF INTENT

Thursday, August 5, 2021

This letter of intent is to discuss with zoning officials and community development officials to discuss our plans for a mixed-use development project on our vacant lot at the corner of Sesame Street, Opa Locka, FL 33054. The owner of this property is NE 113 TER LLC and the principal name is Aron Herczl also known as Ari Hertz. Mailing address is 500 4th ave 3 Brooklyn Ny, 11215

Property: Folio: 08-2121-004-1861, Vacant Lot at corner of Sesame Street, Opa Locka, FL 33054

Municipality: City of Opa Locka

Premises: Vacant Lot at corner of Sesame Street, Opa Locka, FL 33054
Property consists of approximately 29,179 sq ft

Use of Premises: Zoned R3.

Respectfully submitted,

Harry B. Joseph



Memorandum

TO: Attorney Bernadette Norris-Weeks & CAO

FROM: Gregory D. Gay, Director
Planning & Community Development Dept
Gerald Lee, Planner/Zoning Official
Planning & Community Development Dept

DATE: September 27, 2022

RE: NE 113 TERR, LLC PZAB Items for the Meeting on 10-11-22

Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:
- OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS B & C BLK 104 & ALLEY LYG WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W205.70FT NWLY AD 22.25FT W66.69FT S75.96FT S 61 DEG W 43.44FT S 28 DEG E130FT N 61 DEG E53FT S 28 DEG E75FT N 61 DEG E75FT NELY AD 31.42FT TO POB ALL LYG NLY OF ALI BABA & WLY OF SESAME LOT SIZE 29179 SQ FT OR 20449-3731 0602 6 COC 22547-0601 07 2004 6
- The proposed project consists of the construction of a six-story multi-family building on this vacant 29,179 square foot or 0.71 Acre site which is owned by NE 113 TERR, LLC according to Miami Dade Property appraiser's website and the property is identified by folio 08-2121-004-1861 at the corner of Sesame Street and Ali baba Avenue, Opa-locka, FL 33054.



II. Project Details

- **Applicant's intent**

The Applicant/property owner, NE 113 TERR, LLC intends to construct a six-story multifamily building that will provide 45 apartment units and provide fifty parking spaces. The applicant also intends to provide 1,600 square feet of retail space and landscaping in accordance with the City Land Development Regulations. In accordance with the requirements of the City of Opa-locka Land Development Regulations the applicant has submitted two development requests:

The Applicant/property owner, NE 113 TERR, LLC request the following:

1. Site Plan Review; to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3)

2. Development Agreement Review. The applicant/property owner, NE 113 TERR, LLC to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3)

END OF MEMORANDUM

NO.	FOLIO	ADDRESS	CITY	ZIP CODE
1	0821210041640	410 FISHERMAN ST	Opa-locka	33054-3818
2	0821210072721	Null	Opa-locka	33054-0000
3	0821210070070	621 BURLINGTON ST	Opa-locka	33054-3924
4	0821210190001	Null	Opa-locka	33054-0000
5	0821210041652	400 FISHERMAN ST	Opa-locka	33054-3818
6	0821210070081	651 BURLINGTON ST	Opa-locka	33054-3924
7	0821210041910	251 DUNAD AVE	Opa-locka	33054-3850
8	0821210041921	190 SABUR LN	Opa-locka	33054-3861
9	0821210070020	Null	Opa-locka	33054-0000

10	0821210000010	Null	Opa-locka	33054-0000
11	0821210140040	465 ALI BABA AVE	Opa-locka	33054-3816
12	0821210041870	290 ALI BABA AVE	Opa-locka	33054-3814
13	0821210072710	Null	Opa-locka	33054-0000
14	0821210070082	671 BURLINGTON ST	Opa-locka	33054-3924
15	0821210041711	201 SHARAZAD BLVD	Opa-locka	33054-3861
16	0821210070030	601 BURLINGTON ST	Opa-locka	33054-3924
17	0821210140010	405 ALI BABA AVE	Opa-locka	33054-3816
18	0821210041650	Null	Opa-locka	33054-0000
19	0821210041891	350 ALI BABA AVE	Opa-locka	33054-3815
20	0821210070071	631 BURLINGTON ST	Opa-locka	33054-3924
21	0821210140020	425 ALI BABA AVE	Opa-locka	33054-3816

22	0821210041860	300 ALI BABA AVE	Opa-locka	33054-3879
23	0821210041660	470 FISHERMAN ST	Opa-locka	33054-0000
24	0821210041900	Null	Opa-locka	33054-0000
25	0821210190001	Null	Opa-locka	33054-0000
26	0821210140050	475 ALI BABA AVE	Opa-locka	33054-3816
27	0821210041880	160 ALI BABA AVE	Opa-locka	33054-0000
28	0821210041913	Null	Opa-locka	33054-0000
29	0821210041651	Null	Opa-locka	33054-0000
30	0821210041890	380 ALI BABA AVE	Opa-locka	33054-3815
31	0821210070080	641 BURLINGTON ST	Opa-locka	33054-3924
32	0821210140030	435 ALI BABA AVE	Opa-locka	33054-3816
33	0821210041861	Null	Opa-locka	33054-0000

34	0821210041670	498 FISHERMAN ST	Opa-locka	33054-3818
35	0821210041710	403 FISHERMAN ST	Opa-locka	33054-3883
36	0821210070040	611 BURLINGTON ST	Opa-locka	33054-3924

LEGAL DESCRIPTION
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY80FT OF TR A BLK 97 FKA LOTS 2 & 3 BLK 97 PER PB 34-67 LOT SIZE 4875 SQUARE FEET OR 14909-2267 0291 4 COC 21341-1796 06 2003 1
21 52 41 .20 AC OPA LOCKA PLAT NO 3 PB 31-14 NE150FT OF THAT PAR OF LAND LYG BETW S PROP/L OF SAF RR & YACHT BASIN & BET W END OF BLK 114 & THE OPA LOCKA CANAL LOT SIZE IRREGULAR OR 21478-0858 0703 2(2)
21 52 41 .14 AC OPA LOCKA PLAT NO 3 PB 31-14 NELY55FT OF SWLY67.5FT TR B AKA LOT 21 LESS SW12.5FT & ALL LOT 22 & 23 LESS NE7.5FT BLK 114 LOT SIZE 55.000 X 100 OR 18357-3255 1198 4 COC 24699-3418 07 2006 5
MICHELLE VILLAGE CONDO 1 OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORTS OF TR A B C & 12FT ALLEYS BLK 106 & 111 AS DESC IN DECL OR 26326-4502 LOT SIZE 134388 SQ FT FAU 08 2121 004 1911
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 SWLY30FT OF TR A BLK 97 LOT SIZE 3150 SQUARE FEET OR 19345-0532 1000 4 COC 24045-3339 11 2005 1
21 52 41 OPA LOCKA PLAT NO 3 PB 31-14 LOT 29 & SW7.5FT LOT 30 & NE 22.5FT OF TR B BLK 114 AKA LOT 29 & SW7.5FT OF LOT 30 & NE22.5FT LOT 28 LOT SIZE 55.000 X 100 OR 13002-1627 0886 1
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A-B-C & 12FT ALLEYS BLK 106 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W 157.71FT TO A PT C/C/R AD 24.14FT S 65 DEG W159.04FT S 28 DEG E210.52FT N 61 DEG E 138.15FT NELY AD 31.42FT TO POB ALL LYG NLY OF ALI BABA & WLY OF DUNAD AVE LOT SIZE 32729 SQ FT OR 19346-2021 1000 2 (3)
4.77 AC M/L PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRS A-B-C & 12FT ALLEY BLK 107 & LOT 21 BLK 107 PER PB 34-67 & PORT TR B & 12FT ALLEY BLK 110 DESC BEG 51.50FTS & 30FTW X SABUR LN & SHARAR AVE TH S179.28FT W125FT N196.17FT E104.45FT ELY SELY & SLY A/D 32.01FT TO POB & DESC BEG 48.53FTN & 30FTW X SHARAR AVE & FISHERMAN ST TH N133.93FT W125FT S157.07FT E105.64FT ELY NELY NLY A/D 30.82FT TO POB OR 18996-0574 1299 2 (3)
21 52 41 .12 AC OPA LOCKA PLAT NO 3 PB 31-14 SWLY50FT NELY125FT TRACT A AKA LOTS 15 & 16 BLK 114 LOT SIZE 5000 SQUARE FEET

21 52 41 14.60 AC M/L OPA LOCKA NO 72 PB 28-72 PORT OF BLK 96 & 100FT SAL R/W THRU SEC DESC AS BEG 3001.42FTE OF NE1/4 SEC 29 FOR POB TH NELY AD 1040.42FT N 60 DEG E 663.98FT N 29 DEG W 125FT N 60 DEG E 645FT S 29 DEG E 125FT N 60 DEG E 205FT N 29 DEG W 125FT N 60 DEG E 25FT S 29 DEG E 125FT N 60 DEG E 57.74FT S 01 DEG E 112.70FT S 60 DEG W 1544.75FT SWLY AD 908.81FT S 87 DEG W 139.74FT TO POB & BEG 1207.57FTN OF SW COR OF SE1/4 OF SEC 21 FOR POB TH N 60 DEG E 2979.19FT N 02 DEG W 111.90FT S 60 DEG W 2977.45FT S 01 DEG E 112.70FT TO POB
ALI BABA VILLA PB 86-41 LOT 4 BLK 1 LOT SIZE IRREGULAR OR 20932-3109 0702 1 COC 23428-1928 05 2005 4
21 52 41 .05 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NE25FT OF SW355FT OF BLK 105 AKA LOT 14 BLK 105 LOT SIZE 3125 SQUARE FEET OR 9826-1931
21 52 41 1.9 AC OPA LOCKA PLAT NO 3 PB 31-14 THAT STRIP OF LAND LYG SELY OF SELY R/W/L OF THE SAF RR BOUNDED ON THE SE BY BLKS 119-120-129- 130 & AREA SHOWN AS YACHT BASIN IN PB 31-14 & LESS THAT PARCEL OF LAND LYG BETW THE S PROPERTY/L OF SAF RR & THE YACHT BASIN & BETW THE W END OF BLK 114 & THE OPA LOCKA CANAL LOT SIZE IRREGULAR
OPA LOCKA PLAT NO 3 PB 31-14 LOT 30 LESS SW7.5FT & SW92.5FT TR C BLK 114 LOT SIZE 110.000 X 100 OR 18223-1095 0798 1
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG W119.11FT S 9 DEG W124.21FT S 28 DEG E148.50FT N 61 DEG E 149.92FT NELY AD 31.19FT TO POB LYG NLY OF FISHERMAN ST & WLY OF SHARAZAD BLVD LOT SIZE 38780 SQ FT OR 13361-1352 0787 1 OR 23256-1916 03 2005 1 COC 24764-4307 07 2006 1
OPA LOCKA PLAT NO 3 PB 31-14 NE57.5FT OF SW467.5FT OF TR A AKA LOTS 17 & 18 & W7.5FT OF 19 BLK 114 LOT SIZE 5750 SQ FT OR 15220-131 0991 3
ALI BABA VILLA PB 86-41 LOT 1 BLK 1 LOT SIZE 66.000 X 99 OR 18087-1417 0498 1
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY130FT OF TR A BLK 97 FKA LOTS 4 & 5 BLK 97 PER PB 34-67 LOT SIZE 4500 SQ FT OR 18496-2930 0299 3 COC 21341-1796 06 2003 1
21 52 41 .32 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 SWLY110FT OF NELY235FT & THAT PT OF SEABOARD LANE LYG S & ADJ THERETO BLK 105 LOT SIZE 13750 SQUARE FEET OR 11277-161 1181 1
21 52 41 .14 AC OPA LOCKA PLAT NO 3 PB 31-14 NELY55FT OF SWLY122.5FT TR B BLK 114 LOT SIZE 5500 SQ FT OR 14825-2812 1290 3
ALI BABA VILLA PB 86-41 LOT 2 BLK 1 LOT SIZE IRREGULAR OR 18096-3075 0498 1

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A-B-C BLK 104 & ALLEY LYG WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FTNWLY OF SWLY COR OF TR C TH N 28 DEG W157.71FT TO A PT OF C/C/R AD 168.14FT NELY AD 31.77FT E173.58FT S75.96FT S 61 DEG W 43.44FT S 28 DEG E130FT N 61 DEG E53FT S 28 DEG E75FT S 61 DEG W175FT NWLY AD 31.42FT TO POB ALL LYG NLY OF ALI BABA & ELY OF DUNAD AVE LOT SIZE 55327 SQ FT OR 19346-2021 1000 2 (3)
21 52 41 .05 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NE25FT OF TR A BLK 97 /AKA LOT 13 BLK 97 PB 34-67/ LOT SIZE 2250 SQUARE FEET COC 23694-3344 08 2005 6 (3)
21 52 41 .11 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT OF NELY285FT OF BLK 105 LOT SIZE 6250 SQUARE FEET
MICHELLE VILLAGE CONDO 1 OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORTS OF TR A B C & 12FT ALLEYS BLK 106 & 111 AS DESC IN DECL OR 26326-4502 LOT SIZE 134388 SQ FT FAU 08 2121 004 1911
ALI BABA VILLA PB 86-41 LOT 5 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0515 0902 1 COC 22595-1411 08 2004 1
21 52 41 1.31 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 SW330FT TR 105 & 60FT STRIP LNG BET BLK 105 & TR B BLK 112 AKA PT OF SHARAR AVE & 30FT STRIP LYING SE & ADJ THERETO PER RESOLUTION 445 & UNITY OF TITLE OR 25732-4744 LOT SIZE 48750 SQUARE FEET
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TR A BLK 106 DESC BEG 146.85FTNWLY OF SWLY COR OF TR C TH N 61 DEG E 131.85FT N 28 DEG W 117.50FT W135.03FT SELY AD 178.30FT TO POB LOT SIZE 19482 SQ FT F/A/U 08-2121-004-1912 OR 18996-0574 1299 2 (3)
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 NELY100FT OF SWLY230FT TR A AKA LOTS 6-7-8-9 BLK 97 LOT SIZE 9000 SQUARE FEET COC 23694-3344 08 2005 6 (3)
21 52 41 .36 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 NELY235FT LESS SWLY110FT & THAT PT OF SEABOARD LANE LYG S & ADJ THERETO BLK 105 LOT SIZE SITE VALUE
21 52 41 .13 AC OPA LOCKA PLAT NO 3 PB 31-14 NE55FT OF SW177.5FT OF TR B BLK 114 LOT SIZE 55.000 X 100 OR 13965-788 0189 1
ALI BABA VILLA PB 86-41 LOT 3 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0182 0902 1 COC 23428-2258 05 2005 4
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS B & C BLK 104 & ALLEY LYG WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W205.70FT NWLY AD 22.25FT W66.69FT S75.96FT S 61 DEG W 43.44FT S 28 DEG E130FT N 61 DEG E53FT S 28 DEG E75FT N 61 DEG E75FT NELY AD 31.42FT TO POB ALL LYG NLY OF ALI BABA & WLY OF SESAME LOT SIZE 29179 SQ FT OR 20449-3731 0602 6 COC 22547-0601 07 2004 6

21 52 41 .16 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY75FT OF
NELY100FT OF TR A BLK 97 /AKA LOTS 10 THRU 12 BLK 97 PB 34-67/ LOT
SIZE 6750 SQUARE FEET COC 23694-3344 08 2005 6 (3)

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS A & B BLK 98 & TRS A & B BLK
103 & ALL ALLEYS LYG WITHIN BLK 98 & 103 & THAT PORT OF SESAME ST
LYG BETW SAID BLKS CLOSED BY RES 241 & DB 2660/522 LESS BEG
20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG
W119.11FT S 9 DEG W 124.21FT S 28 DEG E148.50FT N 61 DEG E149.92FT
NELY AD 31.19FT TO POB LOT SIZE 304342 SQ FT OR 19346-2021 1000 2 (3)

21 52 41 OPA LOCKA PLAT NO 3 PB 31-14 NE17.5FT OF TR A & ALL LOT 20 &
SW12.5FT TR B AKA NE17.5FT LOT 19 & ALL LOT 20 & SW17.5FT OF LOT 21
BLK 114 LOT SIZE 60.000 X 100 OR 19066-1923 0400 1

NO.	FOLIO	ADDRESS	CITY	ZIP CODE
1	0821210041640	410 FISHERMAN ST	Opa-locka	33054-3818
2	0821210072721	Null	Opa-locka	33054-0000
3	0821210070070	621 BURLINGTON ST	Opa-locka	33054-3924
4	0821210190001	Null	Opa-locka	33054-0000
5	0821210041652	400 FISHERMAN ST	Opa-locka	33054-3818
6	0821210070081	651 BURLINGTON ST	Opa-locka	33054-3924
7	0821210041910	251 DUNAD AVE	Opa-locka	33054-3850
8	0821210041921	190 SABUR LN	Opa-locka	33054-3861
9	0821210070020	Null	Opa-locka	33054-0000

10	0821210000010	Null	Opa-locka	33054-0000
11	0821210140040	465 ALI BABA AVE	Opa-locka	33054-3816
12	0821210041870	290 ALI BABA AVE	Opa-locka	33054-3814
13	0821210072710	Null	Opa-locka	33054-0000
14	0821210070082	671 BURLINGTON ST	Opa-locka	33054-3924
15	0821210041711	201 SHARAZAD BLVD	Opa-locka	33054-3861
16	0821210070030	601 BURLINGTON ST	Opa-locka	33054-3924
17	0821210140010	405 ALI BABA AVE	Opa-locka	33054-3816
18	0821210041650	Null	Opa-locka	33054-0000
19	0821210041891	350 ALI BABA AVE	Opa-locka	33054-3815
20	0821210070071	631 BURLINGTON ST	Opa-locka	33054-3924
21	0821210140020	425 ALI BABA AVE	Opa-locka	33054-3816

22	0821210041860	300 ALI BABA AVE	Opa-locka	33054-3879
23	0821210041660	470 FISHERMAN ST	Opa-locka	33054-0000
24	0821210041900	Null	Opa-locka	33054-0000
25	0821210190001	Null	Opa-locka	33054-0000
26	0821210140050	475 ALI BABA AVE	Opa-locka	33054-3816
27	0821210041880	160 ALI BABA AVE	Opa-locka	33054-0000
28	0821210041913	Null	Opa-locka	33054-0000
29	0821210041651	Null	Opa-locka	33054-0000
30	0821210041890	380 ALI BABA AVE	Opa-locka	33054-3815
31	0821210070080	641 BURLINGTON ST	Opa-locka	33054-3924
32	0821210140030	435 ALI BABA AVE	Opa-locka	33054-3816
33	0821210041861	Null	Opa-locka	33054-0000

34	0821210041670	498 FISHERMAN ST	Opa-locka	33054-3818
35	0821210041710	403 FISHERMAN ST	Opa-locka	33054-3883
36	0821210070040	611 BURLINGTON ST	Opa-locka	33054-3924

LEGAL DESCRIPTION
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY80FT OF TR A BLK 97 FKA LOTS 2 & 3 BLK 97 PER PB 34-67 LOT SIZE 4875 SQUARE FEET OR 14909-2267 0291 4 COC 21341-1796 06 2003 1
21 52 41 .20 AC OPA LOCKA PLAT NO 3 PB 31-14 NE150FT OF THAT PAR OF LAND LYG BETW S PROP/L OF SAF RR & YACHT BASIN & BET W END OF BLK 114 & THE OPA LOCKA CANAL LOT SIZE IRREGULAR OR 21478-0858 0703 2(2)
21 52 41 .14 AC OPA LOCKA PLAT NO 3 PB 31-14 NELY55FT OF SWLY67.5FT TR B AKA LOT 21 LESS SW12.5FT & ALL LOT 22 & 23 LESS NE7.5FT BLK 114 LOT SIZE 55.000 X 100 OR 18357-3255 1198 4 COC 24699-3418 07 2006 5
MICHELLE VILLAGE CONDO 1 OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORTS OF TR A B C & 12FT ALLEYS BLK 106 & 111 AS DESC IN DECL OR 26326-4502 LOT SIZE 134388 SQ FT FAU 08 2121 004 1911
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 SWLY30FT OF TR A BLK 97 LOT SIZE 3150 SQUARE FEET OR 19345-0532 1000 4 COC 24045-3339 11 2005 1
21 52 41 OPA LOCKA PLAT NO 3 PB 31-14 LOT 29 & SW7.5FT LOT 30 & NE 22.5FT OF TR B BLK 114 AKA LOT 29 & SW7.5FT OF LOT 30 & NE22.5FT LOT 28 LOT SIZE 55.000 X 100 OR 13002-1627 0886 1
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A-B-C & 12FT ALLEYS BLK 106 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W 157.71FT TO A PT C/C/R AD 24.14FT S 65 DEG W159.04FT S 28 DEG E210.52FT N 61 DEG E 138.15FT NELY AD 31.42FT TO POB ALL LYG NLY OF ALI BABA & WLY OF DUNAD AVE LOT SIZE 32729 SQ FT OR 19346-2021 1000 2 (3)
4.77 AC M/L PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRS A-B-C & 12FT ALLEY BLK 107 & LOT 21 BLK 107 PER PB 34-67 & PORT TR B & 12FT ALLEY BLK 110 DESC BEG 51.50FTS & 30FTW X SABUR LN & SHARAR AVE TH S179.28FT W125FT N196.17FT E104.45FT ELY SELY & SLY A/D 32.01FT TO POB & DESC BEG 48.53FTN & 30FTW X SHARAR AVE & FISHERMAN ST TH N133.93FT W125FT S157.07FT E105.64FT ELY NELY NLY A/D 30.82FT TO POB OR 18996-0574 1299 2 (3)
21 52 41 .12 AC OPA LOCKA PLAT NO 3 PB 31-14 SWLY50FT NELY125FT TRACT A AKA LOTS 15 & 16 BLK 114 LOT SIZE 5000 SQUARE FEET

21 52 41 14.60 AC M/L OPA LOCKA NO 72 PB 28-72 PORT OF BLK 96 & 100FT SAL R/W THRU SEC DESC AS BEG 3001.42FTE OF NE1/4 SEC 29 FOR POB TH NELY AD 1040.42FT N 60 DEG E 663.98FT N 29 DEG W 125FT N 60 DEG E 645FT S 29 DEG E 125FT N 60 DEG E 205FT N 29 DEG W 125FT N 60 DEG E 25FT S 29 DEG E 125FT N 60 DEG E 57.74FT S 01 DEG E 112.70FT S 60 DEG W 1544.75FT SWLY AD 908.81FT S 87 DEG W 139.74FT TO POB & BEG 1207.57FTN OF SW COR OF SE1/4 OF SEC 21 FOR POB TH N 60 DEG E 2979.19FT N 02 DEG W 111.90FT S 60 DEG W 2977.45FT S 01 DEG E 112.70FT TO POB
ALI BABA VILLA PB 86-41 LOT 4 BLK 1 LOT SIZE IRREGULAR OR 20932-3109 0702 1 COC 23428-1928 05 2005 4
21 52 41 .05 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NE25FT OF SW355FT OF BLK 105 AKA LOT 14 BLK 105 LOT SIZE 3125 SQUARE FEET OR 9826-1931
21 52 41 1.9 AC OPA LOCKA PLAT NO 3 PB 31-14 THAT STRIP OF LAND LYG SELY OF SELY R/W/L OF THE SAF RR BOUNDED ON THE SE BY BLKS 119-120-129- 130 & AREA SHOWN AS YACHT BASIN IN PB 31-14 & LESS THAT PARCEL OF LAND LYG BETW THE S PROPERTY/L OF SAF RR & THE YACHT BASIN & BETW THE W END OF BLK 114 & THE OPA LOCKA CANAL LOT SIZE IRREGULAR
OPA LOCKA PLAT NO 3 PB 31-14 LOT 30 LESS SW7.5FT & SW92.5FT TR C BLK 114 LOT SIZE 110.000 X 100 OR 18223-1095 0798 1
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG W119.11FT S 9 DEG W124.21FT S 28 DEG E148.50FT N 61 DEG E 149.92FT NELY AD 31.19FT TO POB LYG NLY OF FISHERMAN ST & WLY OF SHARAZAD BLVD LOT SIZE 38780 SQ FT OR 13361-1352 0787 1 OR 23256-1916 03 2005 1 COC 24764-4307 07 2006 1
OPA LOCKA PLAT NO 3 PB 31-14 NE57.5FT OF SW467.5FT OF TR A AKA LOTS 17 & 18 & W7.5FT OF 19 BLK 114 LOT SIZE 5750 SQ FT OR 15220-131 0991 3
ALI BABA VILLA PB 86-41 LOT 1 BLK 1 LOT SIZE 66.000 X 99 OR 18087-1417 0498 1
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY130FT OF TR A BLK 97 FKA LOTS 4 & 5 BLK 97 PER PB 34-67 LOT SIZE 4500 SQ FT OR 18496-2930 0299 3 COC 21341-1796 06 2003 1
21 52 41 .32 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 SWLY110FT OF NELY235FT & THAT PT OF SEABOARD LANE LYG S & ADJ THERETO BLK 105 LOT SIZE 13750 SQUARE FEET OR 11277-161 1181 1
21 52 41 .14 AC OPA LOCKA PLAT NO 3 PB 31-14 NELY55FT OF SWLY122.5FT TR B BLK 114 LOT SIZE 5500 SQ FT OR 14825-2812 1290 3
ALI BABA VILLA PB 86-41 LOT 2 BLK 1 LOT SIZE IRREGULAR OR 18096-3075 0498 1

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A-B-C BLK 104 & ALLEY LYG WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FTNWLY OF SWLY COR OF TR C TH N 28 DEG W157.71FT TO A PT OF C/C/R AD 168.14FT NELY AD 31.77FT E173.58FT S75.96FT S 61 DEG W 43.44FT S 28 DEG E130FT N 61 DEG E53FT S 28 DEG E75FT S 61 DEG W175FT NWLY AD 31.42FT TO POB ALL LYG NLY OF ALI BABA & ELY OF DUNAD AVE LOT SIZE 55327 SQ FT OR 19346-2021 1000 2 (3)
21 52 41 .05 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NE25FT OF TR A BLK 97 /AKA LOT 13 BLK 97 PB 34-67/ LOT SIZE 2250 SQUARE FEET COC 23694-3344 08 2005 6 (3)
21 52 41 .11 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT OF NELY285FT OF BLK 105 LOT SIZE 6250 SQUARE FEET
MICHELLE VILLAGE CONDO 1 OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORTS OF TR A B C & 12FT ALLEYS BLK 106 & 111 AS DESC IN DECL OR 26326-4502 LOT SIZE 134388 SQ FT FAU 08 2121 004 1911
ALI BABA VILLA PB 86-41 LOT 5 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0515 0902 1 COC 22595-1411 08 2004 1
21 52 41 1.31 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 SW330FT TR 105 & 60FT STRIP LNG BET BLK 105 & TR B BLK 112 AKA PT OF SHARAR AVE & 30FT STRIP LYING SE & ADJ THERETO PER RESOLUTION 445 & UNITY OF TITLE OR 25732-4744 LOT SIZE 48750 SQUARE FEET
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TR A BLK 106 DESC BEG 146.85FTNWLY OF SWLY COR OF TR C TH N 61 DEG E 131.85FT N 28 DEG W 117.50FT W135.03FT SELY AD 178.30FT TO POB LOT SIZE 19482 SQ FT F/A/U 08-2121-004-1912 OR 18996-0574 1299 2 (3)
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 NELY100FT OF SWLY230FT TR A AKA LOTS 6-7-8-9 BLK 97 LOT SIZE 9000 SQUARE FEET COC 23694-3344 08 2005 6 (3)
21 52 41 .36 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 NELY235FT LESS SWLY110FT & THAT PT OF SEABOARD LANE LYG S & ADJ THERETO BLK 105 LOT SIZE SITE VALUE
21 52 41 .13 AC OPA LOCKA PLAT NO 3 PB 31-14 NE55FT OF SW177.5FT OF TR B BLK 114 LOT SIZE 55.000 X 100 OR 13965-788 0189 1
ALI BABA VILLA PB 86-41 LOT 3 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0182 0902 1 COC 23428-2258 05 2005 4
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS B & C BLK 104 & ALLEY LYG WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W205.70FT NWLY AD 22.25FT W66.69FT S75.96FT S 61 DEG W 43.44FT S 28 DEG E130FT N 61 DEG E53FT S 28 DEG E75FT N 61 DEG E75FT NELY AD 31.42FT TO POB ALL LYG NLY OF ALI BABA & WLY OF SESAME LOT SIZE 29179 SQ FT OR 20449-3731 0602 6 COC 22547-0601 07 2004 6

21 52 41 .16 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY75FT OF
NELY100FT OF TR A BLK 97 /AKA LOTS 10 THRU 12 BLK 97 PB 34-67/ LOT SIZE
6750 SQUARE FEET COC 23694-3344 08 2005 6 (3)

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS A & B BLK 98 & TRS A & B BLK
103 & ALL ALLEYS LYG WITHIN BLK 98 & 103 & THAT PORT OF SESAME ST
LYG BETW SAID BLKS CLOSED BY RES 241 & DB 2660/522 LESS BEG
20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG
W119.11FT S 9 DEG W 124.21FT S 28 DEG E148.50FT N 61 DEG E149.92FT
NELY AD 31.19FT TO POB LOT SIZE 304342 SQ FT OR 19346-2021 1000 2 (3)

21 52 41 OPA LOCKA PLAT NO 3 PB 31-14 NE17.5FT OF TR A & ALL LOT 20 &
SW12.5FT TR B AKA NE17.5FT LOT 19 & ALL LOT 20 & SW17.5FT OF LOT 21
BLK 114 LOT SIZE 60.000 X 100 OR 19066-1923 0400 1

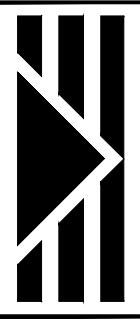
CIVIL ENGINEERING

STRUCTURAL ENGINEERING

SEASAME ST APARTMENTS

SEASAME STREET
OPA-LOCKA , FLORIDA

M.E.P. ENGINEERING



STOFFER & ASSOCIATES, INC.
CONSULTING ENGINEERS
10381 Hart Branch Circle
Randall D. Stoffer, P.E.
Phone (407) 381-4555
Orlando, Florida 32832
PE #37367
Fax (407) 249-1520
ELECTRICAL - HVAC - PLUMBING

REVISIONS							
1							
2							
3							
4							
5							
6							
7							
8							

PROJECT NO. 202CF1201-01	DATE 5/20/2022
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GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE FOLLOWING:
FLORIDA BUILDING CODE SIXTH EDITION (2020), BUILDING
FLORIDA BUILDING CODE SIXTH EDITION (2020), FUEL GAS
FLORIDA BUILDING CODE SIXTH EDITION (2020), MECHANICAL
FLORIDA BUILDING CODE SIXTH EDITION (2020), PLUMBING
2017 FLORIDA FIRE PREVENTION CODE
2014 NATIONAL ELECTRIC CODE
FLORIDA BUILDING CODE SIXTH EDITION (2020), ACCESSIBILITY CODE.
FLORIDA BUILDING CODE SIXTH EDITION (2020), ENERGY CONSERVATION
2. SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND SHALL BE NOTIFIED OF ANY DISCREPANCIES.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK IN QUESTION INCLUDING MATERIALS, FINISHES AND COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER.
5. SPRINKLER CONTRACTOR SHALL VERIFY EXISTING LAYOUT AND SUBMIT PROPOSAL OF WORK REQUIRED TO MEET CODE.
6. MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND OBTAINING THEIR RESPECTIVE PERMITS.
7. ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2.3 AND TABLE 803.5 OF FBC 2010.

SHEET #		SHEET DESCRIPTION
ARCHITECTURAL	CS1	COVER SHEET
	CS2	COVER SHEET
STRUCTURAL		
MECH.		
FIRE		
ELECTRICAL		
PLUMBING		



VICINITY MAP

SCALE: NTS

SEASAME STREET APARTMENTS:

SITE ACREAGE
PROJECT LOCATED
ZONING

.71 ACRES
08-2121-004-1861
MXU - CORRIDOR MIXED USE

CONTACT INFORMATION

OWNER/DEVELOPER
ARCHITECT/PLANNER

COMPANY
Q-REALTY
RABITS & ROMANO ARCHITECTURE

PHONE NUMBER
561-584-0461
407-490-0350

OCCUPANCY.....R-2, B
MIXED-USE.....YES
CONSTRUCTION TYPE.....II-B

MIN. INT. FINISH
EXIT ENCLOSURES.....CLASS "A"
LOBBIES AND CORRIDORS.....CLASS "B"
OTHER SPACES.....CLASS "C"

AREA TABULATIONS

TOTAL COMMERCIAL

1,650 SF

APARTMENTS TOTAL AREA

45 UNITS
75,325 SF

TOTAL AREA

76,975 SF

MAX HEIGHT

75'-4" FT

COVER SHEET

NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS
OPA-LOCKA , FLORIDA

AA260092490
RABITS & ROMANO ARCHITECTURE
PLANNING AND DESIGN
info@rabitsromano.com
www.rabitsromano.com
5205 SOUTH ORANGE AVE
SUITE 200 ORLANDO, FL 32809
TEL - 407-490-0350
FAX - 407-232-6000

Robert S. Rabits
SIGN/SEAL
Digitally signed
by Robert S. Rabits
Date:
2022.10.07
11:23:36 -05'00'
DATE

SHEET
CS-1
OF
--

CIVIL ENGINEERING	STRUCTURAL ENGINEERING	SEASAME ST APARTMENTS	M.E.P. ENGINEERING	CONTRACTOR

SEASAME STREET
OPA-LOCKA , FLORIDA

FIRE--RESISTANCE RATING REQUIREMENT (HOURS) - FBC 6TH - TABLE 601

PRIMARY STRUCTURAL FRAME	REQUIRED 2 HOURS	PROVIDED (ASSEMBLY) TUBE STEEL COLUMN 2HR (X790) STEEL BEAM BEAM 2HR (UL J957) TUBE STEEL BEAM 2HR (UL J957)
BEARING WALLS EXTERIOR	2 HOURS	8" CMU 2HR [PRESCRIPTIVE SEE TABLE721.1(2)] 12" CMU 2HR [PRESCRIPTIVE SEE TABLE721.1(2)] 10" CAST-IN-PLACE 2HR [PRESCRIPTIVE SEE TABLE721.1(2)] 8" CMU 2HR [PRESCRIPTIVE SEE TABLE721.1(2)] 12" CMU 2HR [PRESCRIPTIVE SEE TABLE721.1(2)] 10" CAST-IN-PLACE 2HR [PRESCRIPTIVE SEE TABLE721.1(2)]
INTERIOR	2 HOURS	
NONBEARING WALLS AND PARTITIONS EXTERIOR (TABLE 602) INTERIOR	0 HOUR (X>30) 0 HOURS	GYP. BD. ON MTL FRAME GYP. BD. ON MTL FRAME
FLOOR CONSTRUCTION ROOF CONSTRUCTION *SECTION 603.1 1.3	2 HOURS 1 HOUR*	PRECAST CONC. UNIT 2HR (UL J957) GYP. BD. ON WOOD TRUSS (UL P545)
OTHER FIRE RATED ASSEMBLIES		
TRASH CHUTE 1-HOUR PARTITION ELEVATOR AND STAIR CELING	1 HOUR 2 HOUR	GYP. BD. ON MTL FRAME PARTITION (UL 465) GYP. BD. ON WOOD TRUSS (GA R2751)

UNIT AND AREA CALCULATIONS

COMMERCIAL/RETAIL AREA
FIRST FLOOR COMMERCIAL 1650 SF
TOTAL COMMERCIAL AREA 1650 SF

APARTMENT UNITS
2 BEDROOM 5 UNITS
3 BEDROOM 40 UNITS
TOTAL APARTMENTS 45 UNITS

SHORING NOTES:

- ALL SHORING AND RESHORING PROCEDURES, PLANS AND DETAILS TO BE SUBMITTED TO ENFORCEMENT AGENCY FOR RECORD KEEPING.
- EACH SHORING AND RESHORING INSTALLATION SHALL BE SUPERVISED INSPECTED AND CERTIFIED TO BE IN COMPLIANCE WITH THE SHORING DOCUMENTS BY THE CONTRACTOR (FBC 6TH ED. 1108.43)

THRESHOLD INSPECTION NOTES:

- THRESHOLD INSPECTION TO FOLLOW STRUCTURAL INSPECTION PLAN PREPARED BY STRUCTURAL ENGINEER
- SUBMIT SPECIAL INSPECTOR CREDENTIALS PRIOR TO INSPECTIONS
- SPECIAL INSPECTOR, UPON COMPLETION OF THE BUILDING AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, FILE A SIGNED AND SEALED STATEMENT WITH THE ENFORCING AGENCY IN SUBSTANTIALLY THE FOLLOWING FORM: TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIBED CONSTRUCTION OF ALL STRUCTURAL LOAD-BEARING COMPONENT COMPLIES WITH THE PERMITTED DOCUMENTS AND THE SHORING AND RESHORING PLANS SUBMITTED TO THE ENFORCEMENT AGENCY, FBC 1108.41

AREA TABULATIONS

FIRST FLOOR
RESIDENTIAL COMMON AREA 955 SF
RETAIL 1650 SF
RESIDENT LOBBY 190 SF
TOTAL FIRST FLOOR AREA 2795 SF

SECOND FLOOR
2-BED APT A (1389 SF) 3 UNITS 4167 SF
2-BED APT B (1254 SF) 5 UNITS 6270 SF
3-BED APT (1359 SF) 1 UNIT 1359 SF
MISCELLANEOUS AREA 2669 SF
TOTAL 2ND FLOOR 9 UNITS 15265 SF

THIRD FLOOR
2-BED APT A (1389 SF) 3 UNITS 4167 SF
2-BED APT B (1254 SF) 5 UNITS 6270 SF
3-BED APT (1359 SF) 1 UNIT 1359 SF
MISCELLANEOUS AREA 2669 SF
TOTAL 3RD FLOOR 9 UNITS 15265 SF

FOURTH FLOOR
2-BED APT A (1389 SF) 3 UNITS 4167 SF
2-BED APT B (1254 SF) 5 UNITS 6270 SF
3-BED APT (1359 SF) 1 UNIT 1359 SF
MISCELLANEOUS AREA 2669 SF
TOTAL 4TH FLOOR 9 UNITS 15265 SF

FIFTH FLOOR
2-BED APT A (1389 SF) 3 UNITS 4167 SF
2-BED APT B (1254 SF) 5 UNITS 6270 SF
3-BED APT (1359 SF) 1 UNIT 1359 SF
MISCELLANEOUS AREA 2669 SF
TOTAL 5TH FLOOR 9 UNITS 15265 SF

SIXTH FLOOR
2-BED APT A (1389 SF) 3 UNITS 4167 SF
2-BED APT B (1254 SF) 5 UNITS 6270 SF
3-BED APT (1359 SF) 1 UNIT 1359 SF
MISCELLANEOUS AREA 2669 SF
TOTAL 6TH FLOOR 9 UNITS 15265 SF

TOTAL
COMMERCIAL 45 UNITS 1650 SF
APARTMENTS 15225 SF
TOTAL AREA 16,915 SF

PARKING CALCULATIONS

COMMERCIAL/RETAIL AREA

RETAIL 1542 SF
5 SPACES/ 1000 SF = 1.1 SPACES
PARKING REDUCTION 35% -2.1 SPACES
TOTAL COMMERCIAL 5.0 SPACES

APARTMENT UNITS
2 BEDROOM 40 UNITS
3 BEDROOM 5 UNITS
1 SPACES/UNIT 45 SPACES

PARKING PROVIDED
PARKING REQUIRED 5.0 SPACES
PARKING PROVIDED 5.0 SPACES

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PROJECT NO.
202CF2101-01

DATE
5/20/2022

COVER SHEET

NEW DEVELOPMENT FOR:

SEASAME STREET APARTMENTS

OPA-LOCKA , FLORIDA

RABITS & ROMANO

ARCHITECTURE

PLANNING AND DESIGN

5205 SOUTH ORANGE AVE
SUITE 200 ORLANDO , FL 32809

TEL - 407-490-0350
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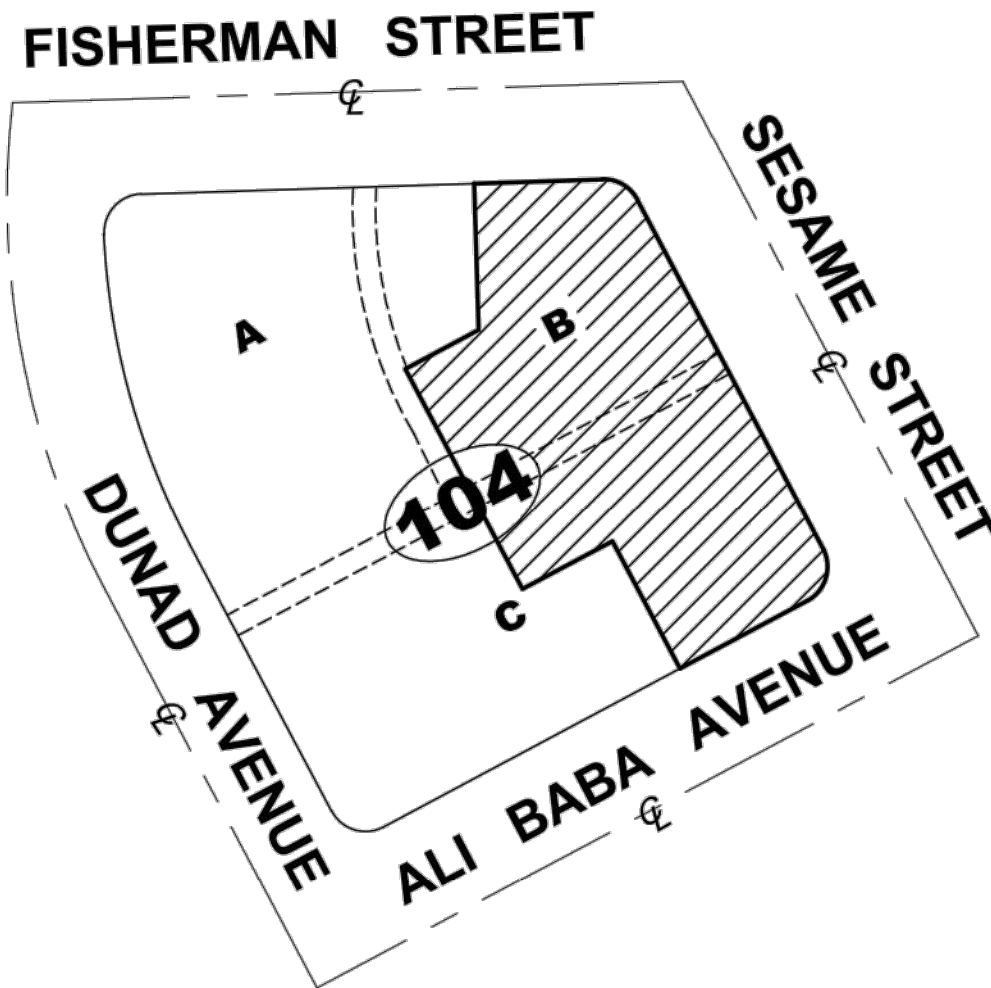
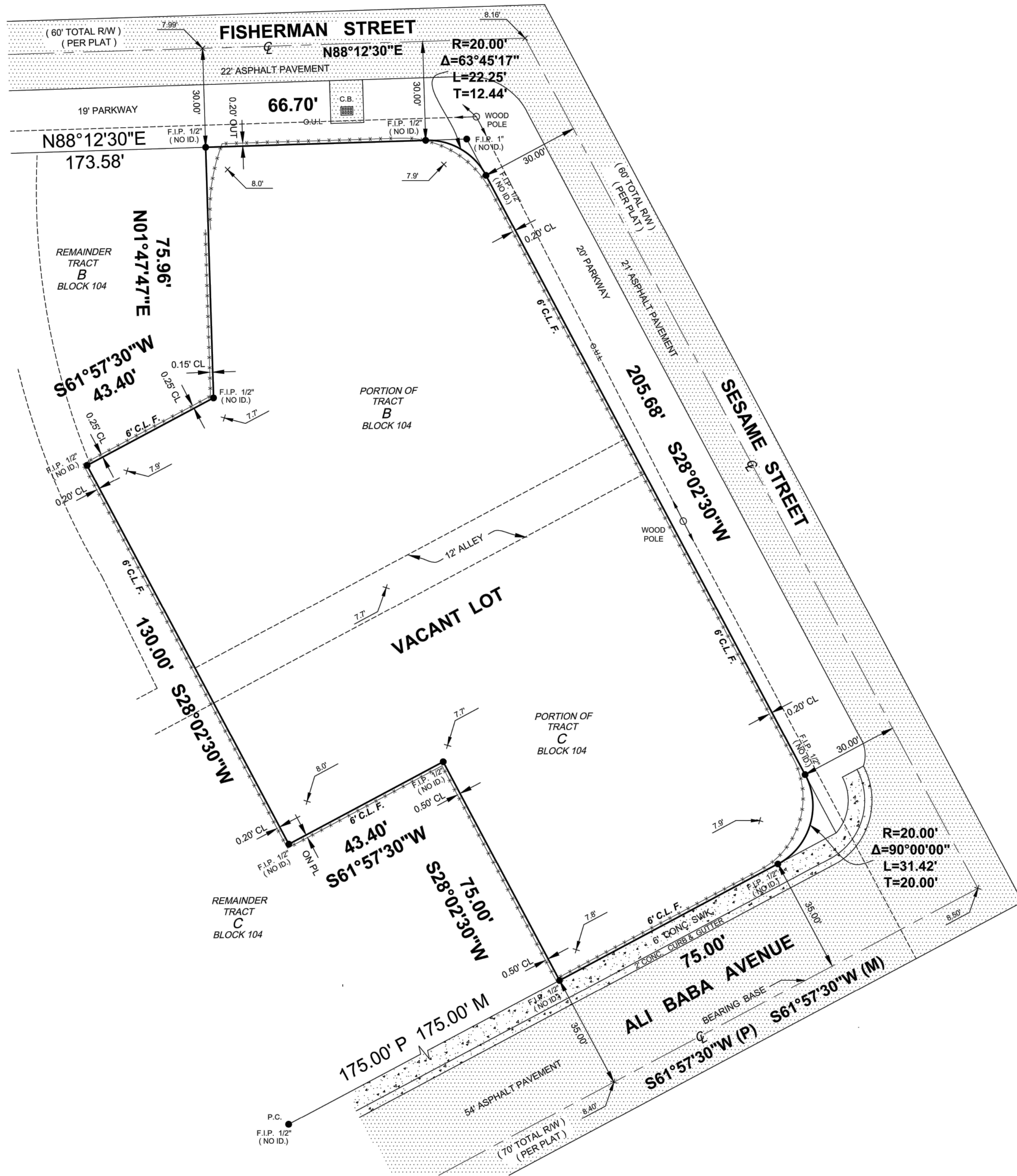
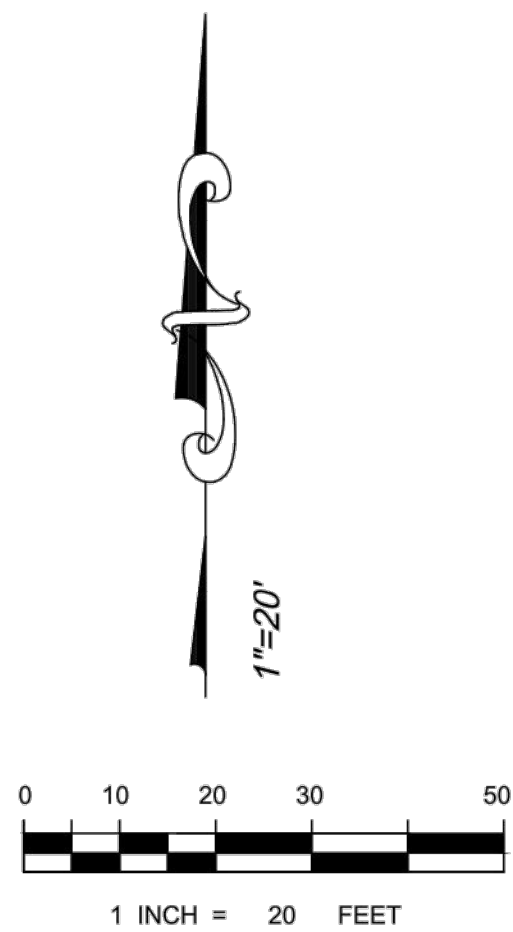
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SHEET
CS-2
OF
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BOUNDARY SURVEY

SCALE: 1"=20'



LOCATION MAP.

NOT TO SCALE.

SURVEYOR'S NOTES :

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description provided by Client. 2) Bearings, if shown, are based on an assumed meridian and referenced on the centerline of ALI BABA AVENUE, S61°57'30"W, per plat.
- 3) The lands shown hereon were not abstracted for easements, right of ways or other recorded encumbrances not shown on the plat, and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown. 5) Elevations are based on the North American Vertical Datum 1988.
- 6) Fence ties are to be the center line of the fence. 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title. 9) Underground utilities are not depicted hereon.
- 10) Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper. 11) This survey was prepared without the benefit of a Title Search; thereof, only those easements on the recorded plat are shown. 12) This survey is prepared to be used exclusively as an aide to obtain Title Insurance, no other warranties are hereby extended.
- 13) This survey depicted hereon is not covered by professional liability insurance.

PROPERTY ADDRESS:

VACANT LOT FOLIO : 08-2121-004-1861

LEGAL DESCRIPTION:

TRACTS A, B, C AND THE 12.00 FOOT WIDE ALLEY IN BLOCK 104, OF SECOND REVISED PLAT No. TWO OPA-LOCKA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:
COMMENCING AT A POINT AT THE SOUTHEASTERLY CORNER OF SAID TRACT C, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID TRACT C WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID TRACT C; SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF DUNAD AVENUE, AS SAID AVENUE IS SHOWN ON SAID SECOND REVISED PLAT No. TWO OPA-LOCKA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF DUNAD AVENUE, N28°02'30"W FOR 20.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE N28°02'30"W FOR 157.71 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE TO THE RIGHT ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 382.04 FEET AND A CENTRAL ANGLE OF 25°12'50" FOR AN ARC DISTANCE OF 168.14 FEET TO A POINT OF COMPOUND CURVATURE; THENCE TO THE RIGHT ALONG SAID COMPOUND CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 91°01'45" FOR AN ARC DISTANCE OF 31.77 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE SOUTH RIGHT-OF-WATLINE OF FISHERMAN STREET, AS SAID STREET IS SHOWN ON SAID SECOND REVISED PLAT No. TWO OPA-LOCKA; THENCE DEPARTING THE SAID EASTERLY RIGHT-OF-WAY LINE OF DUNAD AVENUE RUN N88°12'30"E ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF FISHERMAN STREET FOR 173.58 FEET; THENCE S01°47'47"E FOR 75.96 FEET; THENCE S61°57'30"W FOR 43.44 FEET; THENCE S28°02'30"E FOR 130.00 FEET; THENCE N61°57'30"E FOR 53.00 FEET; THENCE S28°02'30"E FOR 75.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALI BABA AVENUE; AS SAID AVENUE IS SHOWN ON SAID SECOND REVISED PLAT No. TWO OPA-LOCKA; THENCE RUN THE FOLLOWING COURSES AND DISTANCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ALI BABA AVENUE; S61°57'30"W FOR 175.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS THE STANDARDS OF PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

KARL F. KUHN

PROFESSIONAL SURVEYOR AND MAPPER No. 5953
STATE OF FLORIDA

FLOOD ZONE INFORMATION

DATE OF FIRM: 09-11-2009
COMMUNITY No: 120657
PANEL: 0119 SUFFIX: L
FIRM ZONE: X BASE FLOOD ELEVATION: N/A
BENCHMARK No: LOC 2144E NAME N-370 ELEVATION: 8.31'

ABBREVIATIONS AND LEGEND

P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
O.R.B. = OFFICIAL RECORDS BOOK
C.B. = CATCH BASIN
C.G. = CURB & GUTTER
C.L.F. = CHAIN LINK FENCE
P.T. = POINT OF TANGENCY
A.C. = AIR CONDITIONING PAD
C.B.S. = CONC. BLOCK STRUCTURE
NO ID = NO IDENTIFICATION NUMBER
F.N.D. = FOUND NAIL & DISK
C.B.O. = CHORD BEARING
Δ = CENTRAL ANGLE
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
F.I.R. = FOUND IRON BAR
L = ARC DISTANCE
F.I.P. = FOUND IRON PIPE
C.H. = CHORD DISTANCE
RES. = RESIDENCE
R.W. = RIGHT OF WAY
P = PLAT
M = MEASURED
O.H.L. = OVERHANG UTILITY LINE
F.H. = FIRE HYDRANT
STY. = STORY
PG. = PAGE
REC. = RECORD
SWK. = SIDE WALK
CONC. = CONCRETE
X.X.X. = ELEVATION
℄ = CENTER LINE
R = RADIUS
BLDG. = BUILDING
CL = CLEAR
C.B.S. WALL

CERTIFIED TO:

Q. - Q REALTY & DEVELOPMENT GROUP CORP.
Q. - ARI HERTZ.

PROPERTY ADDRESS:

VACANT LOT FOLIO : 08-2121-004-1861

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP

DATE : 02-12-2021

PROJECT No: 21-02-04L

DRAWN BY: M.S.L.

CHECK: K.F.K.

SCALE: 1" = 20'

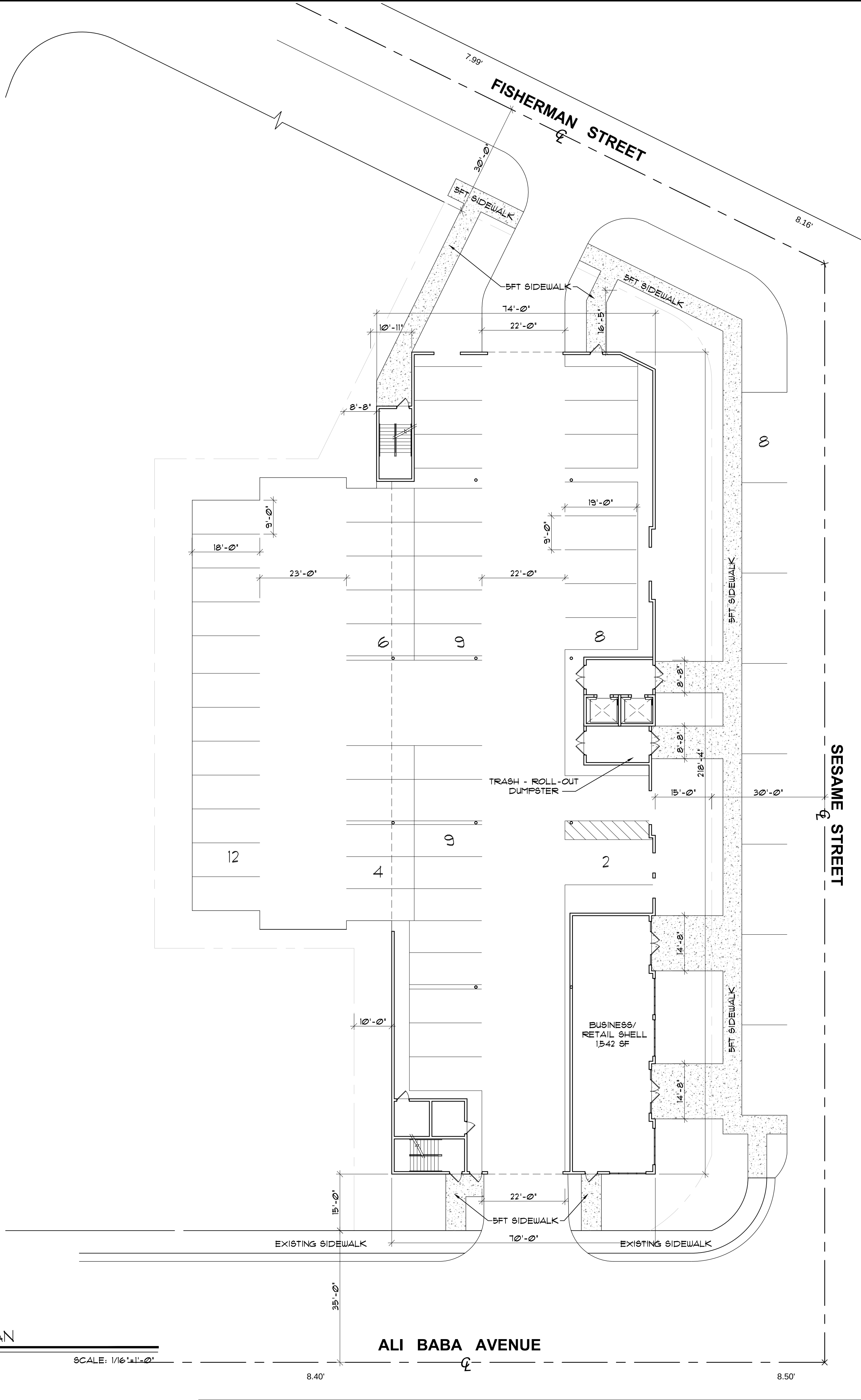
FIELD DATE: 02 / 10 / 2021

KARL F. KUHN

PROFESSIONAL SURVEYOR AND MAPPER No. 5953
1382 NE 178th STREET
N. MIAMI BEACH FL 33162
PH : 786-202 4039
786-306 5348
lester.salicetti@gmail.com

LANDSCAPE NOTES

1. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY FEG OF ANY DISCREPANCY PRIOR TO ISSUANCE OF BIDS.
2. ALL NEW PLANTINGS MUST COMPLY WITH THE SIZES AND QUANTITIES SHOWN IN THE PLANT LIST. ALL PLANTS MUST COMPLY WITH THE APPLICABLE JURISDICTIONAL CODE. PER THE FLORIDA GUIDES AND STANDARDS MANUAL ALL NEW TREES SHALL HAVE THEIR CALIPER MEASURED AT 6" ABOVE GRADE FOR ALL TREES UP TO AND INCLUDING 4" CALIPER TREES AND 12" ABOVE GRADE FOR ALL LARGER TREES.
3. ALL PLANTING BEDS AND TREE SAUCERS TO HAVE ORGANIC MULCH TO A DEPTH OF 2" MINIMUM. AREAS WITH SLOPES GREATER THAN 4:1 SHALL HAVE MULCH RINGS OR TERRACED IN LONGER BEDS DESIGNED TO CAPTURE WATER AND REDUCE EROSION. TOPS OF MULCH RINGS OR TERRACES ARE TO BE LEVEL WITH RESPECT TO GRADE AND MULCH ON THE HIGH SIDE OF THE PLANTS.
4. A TWELVE MONTH WARRANTY IS TO BE PROVIDED FOR ALL NEW PLANT MATERIALS STARTING FROM THE DATE OF FINAL CERTIFICATE OF OCCUPANCY OR ACCEPTANCE BY THE OWNER. WARRANTY CAN EXCLUDE PLANTS LOST DUE TO ACTS OF GOD OR VANDALISM. REPLACEMENT OF DEAD OR UNHEALTHY PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR WITHIN 30 DAYS OF NOTIFICATION IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
5. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FULLY SODDED ASIDE FROM DEFINED PLANTING BEDS. SOD SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. DISTURBED AREAS OUTSIDE OF PROJECT LIMITS SHALL BE SEEDED AND MULCHED UNLESS STEEPER THAN 5:1. PROVIDE SOD ON SLOPES STEEPER THAN 5:1. ALL DRY PONDS CAN BE SEEDED AND MULCHED ON THE BOTTOMS AND SIDE SLOPES. WET PONDS ARE TO BE SODDED DOWN TO THE DESIGNED HIGH WATER LINE.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.
7. GRADE, DRESS AND SOD OR SEED AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
8. ALL PLANT MATERIAL SHALL BE SET BACK FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURBS.
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THERE ARE ANY INVASIVE OR EXOTIC TREES LOCATED ON THE SITE AND IS REQUIRED TO REMOVE ALL INVASIVE SPECIES PER THE LOCAL JURISDICTION'S INVASIVE SPECIES LIST LOCATED IN THEIR CODE OF ORDINANCES. GENERAL CONTRACTOR TO CONFIRM WITH THE LANDSCAPE INSTALLER THAT NO INVASIVE OR EXOTIC PLANT MATERIALS EXIST ON SITE. INFORM LANDSCAPE ARCHITECT IF ANY OF THESE PLANTS EXIST.
10. ANY PRUNING OF EXISTING TREES OR VEGETATION TO REMAIN AS A LANDSCAPE ELEMENT MUST BE CONDUCTED BY A CERTIFIED ARBORIST HOLDING A CURRENT CREDENTIAL WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL CONFORMING TO THE ANSI A300 STANDARDS, PART 1; PRUNING. THE SPECIFICATIONS FOR PRUNING SHALL BE DETERMINED BY THE CERTIFIED ARBORIST OR A PERSON QUALIFIED TO CREATE PRUNING SPECIFICATIONS ACCORDING TO THE ANSI STANDARD. THE GREATEST EMPHASIS IN PRUNING SHALL BE THE SAFETY, HEALTH AND WELFARE OF THE TRAVELING OR PEDESTRIAN TRAFFIC ESPECIALLY AS IT RELATES TO PEOPLE OR PROPERTY WITHIN THE FAILURE FOOTPRINT OF THE TREE OR VEGETATION TO BE PRUNED. WHEN THERE ARE EXISTING TREES OR VEGETATION TO REMAIN, CONTRACTOR SHALL EMPLOY A CERTIFIED TREE SURGEON TO SELECTIVELY PRUNE AND TRIM ALL EXISTING PLANT MATERIALS TO PROVIDE A BALANCED APPEARANCE WHILE ALSO ELIMINATING ANY INTERFERENCE WITH THE NEW CONSTRUCTION OR SAFETY, VISIBILITY CORRIDORS.
11. IRRIGATION (100% COVERAGE) SHALL BE PROVIDED IN ALL NEWLY PROPOSED PLANTING AREAS IN ACCORDANCE WITH THE JURISDICTIONAL LAND DEVELOPMENT CODE. SEE SHEET L-2, IRRIGATION PLAN FOR SPECIFICS.



ARCHITECTURAL MASTER PLAN

SCALE: 1/16"=1'-0"

ALI BABA AVENUE

LANDSCAPE SCHEDULE

TREES						
SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	REMARKS
	MG	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	8'-10' HT.	X	SINGLE STRAIGHT TRUNK
	QV	QUERCUS VIRGINIA 'HIGH RISE'	HIGH RISE LIVE OAK	12' HT. 2" CAL.	X	SINGLE STRAIGHT TRUNK
	LC	LOROPETALUM CHINENSE	LORPETALUM	3 GAL. 36" HT. 30" O.C.	X	FULL
	VB	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	30" HT. 30" O.C.	X	FULL
	JS	JUNIPERUS CHINENSIS	PARSONS JUNIPER	3 GAL. 24" O.C.	X	FULL
	ZP	COONTIE	ZAMIA PUMILA	3 GAL. 18" O.C.	X	FULL
	TA	DWARF ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL. 12" O.C.	X	
	SOD	BAHIA HYBRID	QTY. BY CONTRACTOR			

THERE ARE NO SIGNIFICANT EXISTING TREES ON-SITE (ABOVE 4" CALIPER)

NOTE: BARRIER MUST BE ERRECTED PRIOR TO CONSTRUCTION

WHY A BARRIER?

- TO PROTECT ALL ABOVE GROUND PORTIONS
- TO PROTECT SOIL NEAR TREE FROM COMPACTION
- PROVIDES PHYSICAL AND MENTAL AWARENESS OF TREES' PRESENCE TO EQUIPMENT OPERATORS

WHY IT WORKS

- NO HEAVY EQUIPMENT ALLOWED INSIDE BARRIER, ONLY HAND LADDER
- NO CONSTRUCTION MATERIALS OR TEMPORARY SOIL DEPOSITS ALLOWED INSIDE THIS AREA

BY OBSERVING THESE TWO SIMPLE PRINCIPLES, A TREE'S CHANCE FOR SURVIVAL IS GREATLY ENHANCED

SPECIFICATIONS FOR WOOD BARRIER

- MINIMUM BARRIERS TO BE PROTECTED IS ENTIRE DROPLINE
- MINIMUM 3' IN HEIGHT
- UPRIGHTS- THE EQUIVALENT OF 2"x4" LUMBER OR 6" MINIMUM CENTERS
- HORIZONTAL- THE EQUIVALENT OF TWO COURSES OF 1/2" BORING WITH YELLOW PLASTIC TAPE FLAGGING
- BARRIERS TO BE ERRECTED AROUND TREES 10 DAYS PRIOR TO CONSTRUCTION OR PRIOR TO TREES BE ERRECTED
- BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA

TREE PROTECTION MEASURES

SEE GENERAL NOTES ON SOIL PREPARATION

MULTI-TRUNK TREE STAKES

FORM SAUCER WITH 3" CONT. RIM

MULCH

WATER & TAMP TO REMOVE AIR POCKETS

SUBGRADE

SHRUB PLANTING

FORM SAUCER WITH 3" CONT. RIM

MULCH

WATER & TAMP TO REMOVE AIR POCKETS

TREE PLANTING VERTICAL STAKES

REVISIONS

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PROJECT NO.
202CF2401-01

DATE
5/20/2022

ARCHITECTURAL
MASTER PLAN

NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS

OPA-LOCKA , FLORIDA

RABITS & ROMANO
ARCHITECTURE
PLANNING AND DESIGN

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www.rabitsromano.com

5205 SOUTH ORANGE AVE
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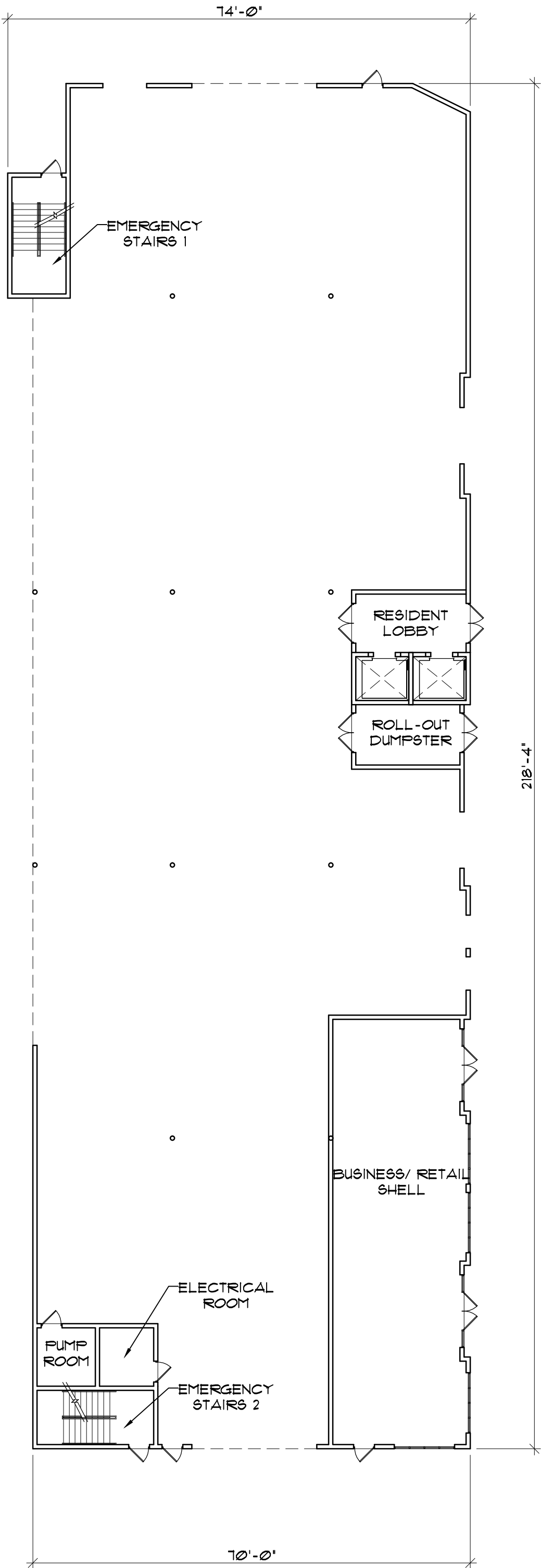
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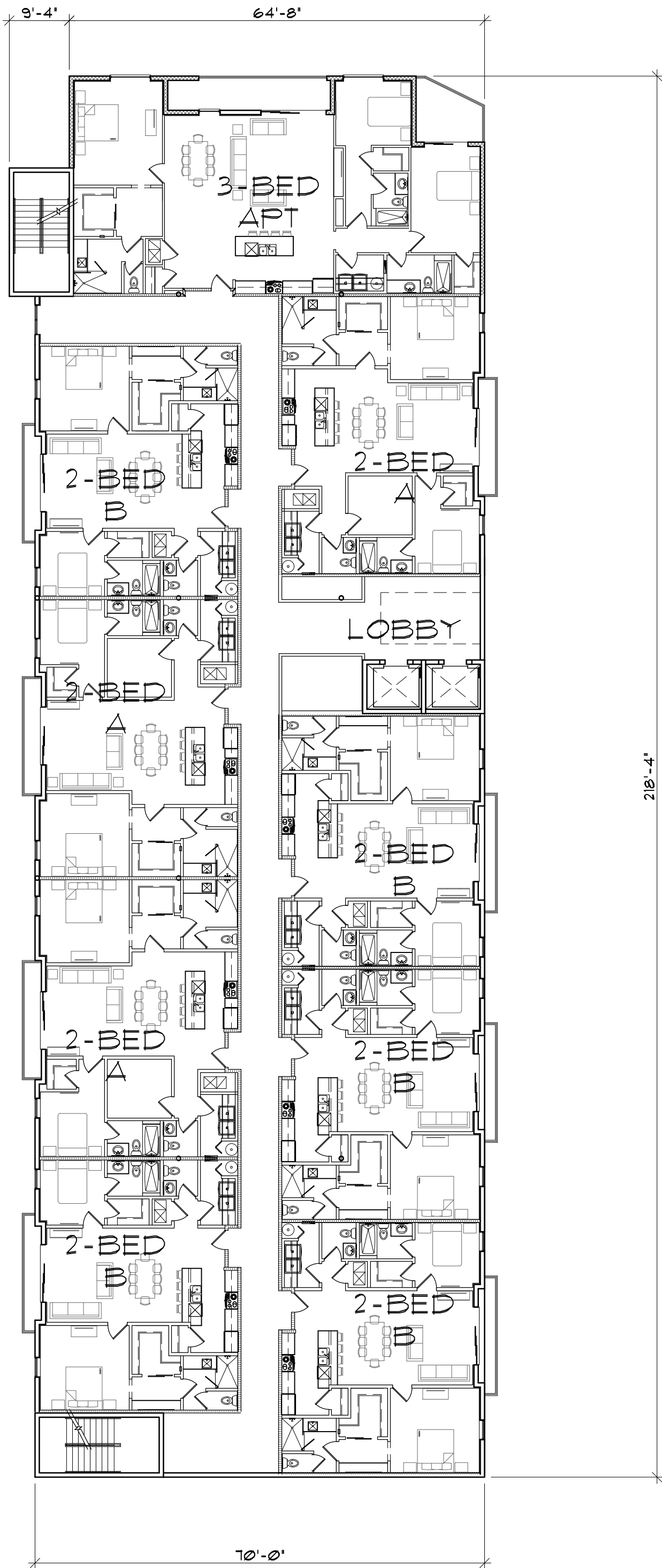
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FIRST FLOOR PLAN



SCALE: 1/16"=1'-0"

2ND TO 6TH PLAN



SCALE: 1/16"=1'-0"

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PROJECT NO.	DATE
202CF2101-01	5/20/2022

FLOOR PLANS

NEW DEVELOPMENT FOR:
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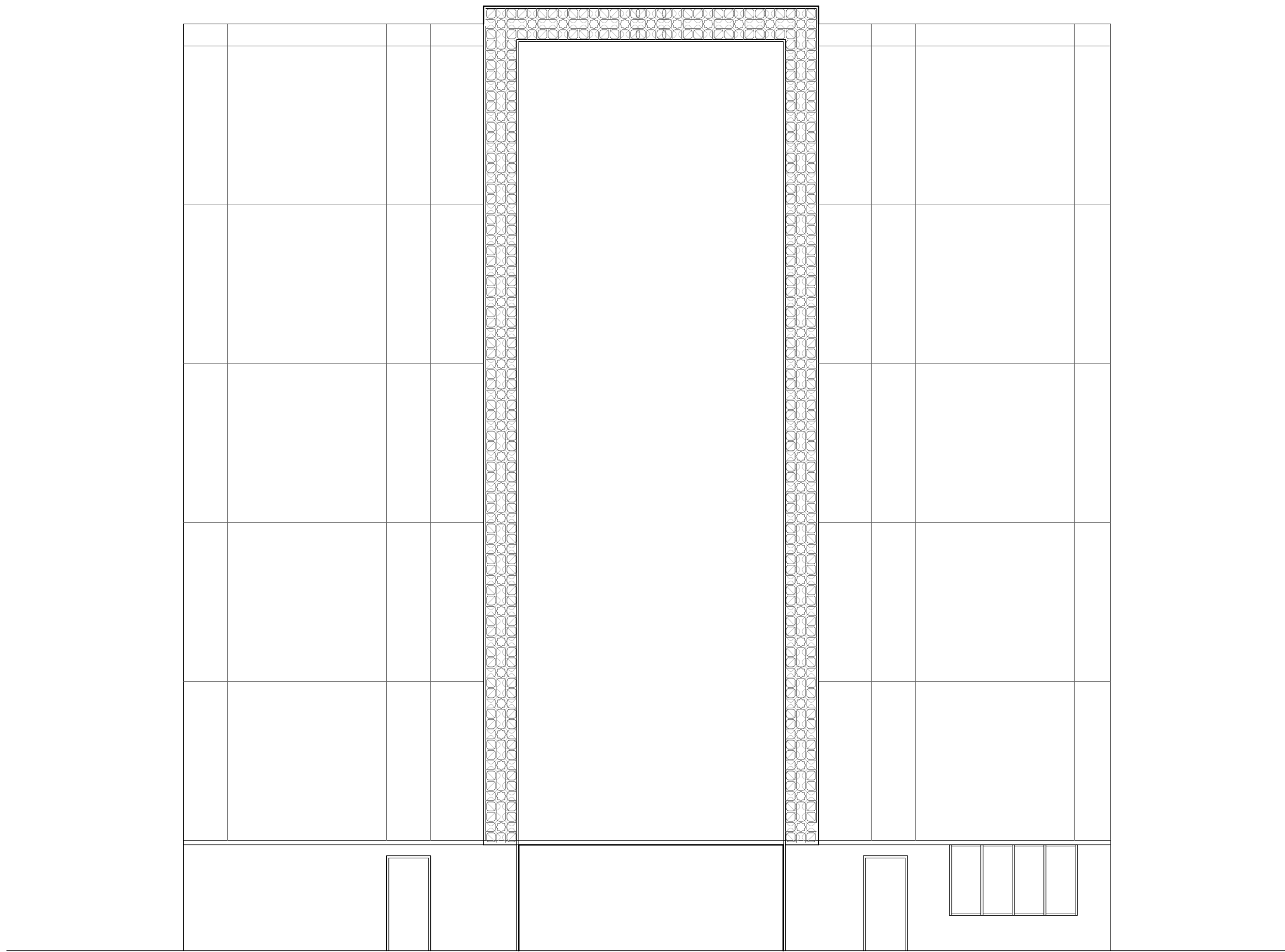
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SESAME STREET ELEVATION

SCALE: 1/8"=1'-0"



ALI BABA AVENUE ELEVATION

SCALE: 1/8"=1'-0"



FISHERMAN STREET ELEVATION

SCALE: 1/8"=1'-0"

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FLOOR PLANS

NEW DEVELOPMENT FOR:
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AA26002490

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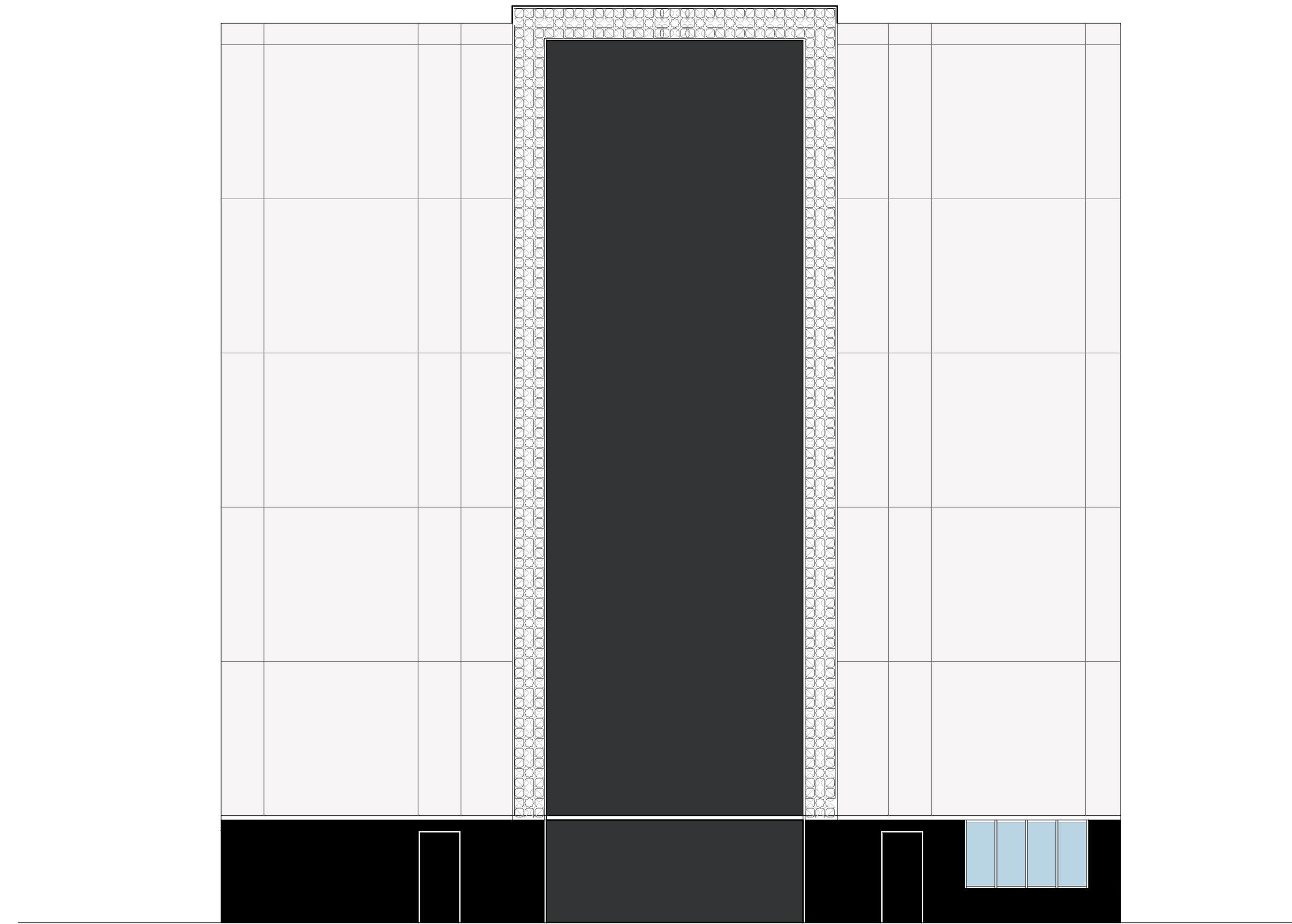
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SESAME STREET ELEVATION

SCALE: 1/8"=1'-0"



ALI BABA AVENUE ELEVATION

SCALE: 1/8"=1'-0"



FISHERMAN STREET ELEVATION

SCALE: 1/8"=1'-0"

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PROJECT NO. 202CF2101-01	DATE
	5/20/2022

COLOR
ELEVATIONS

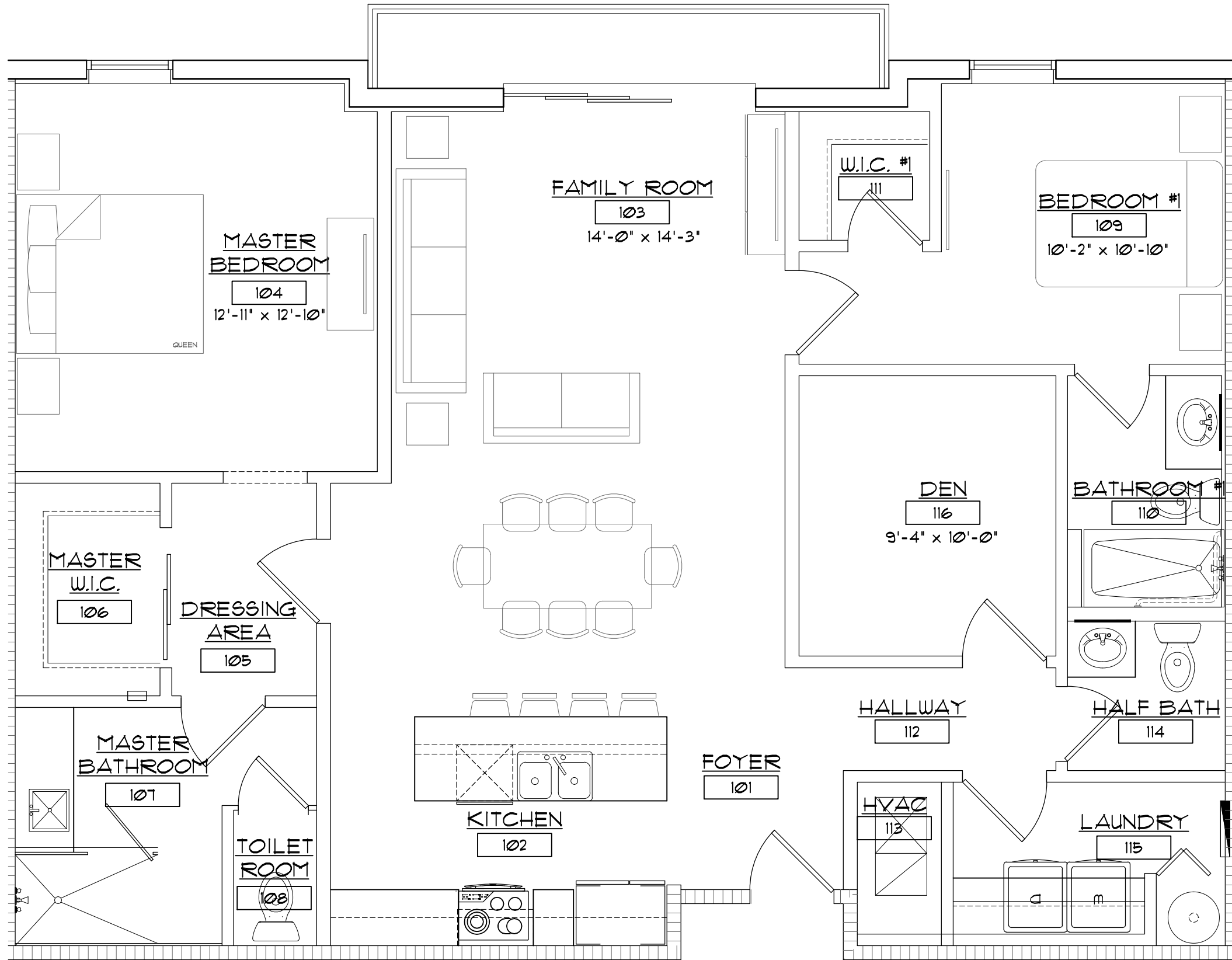
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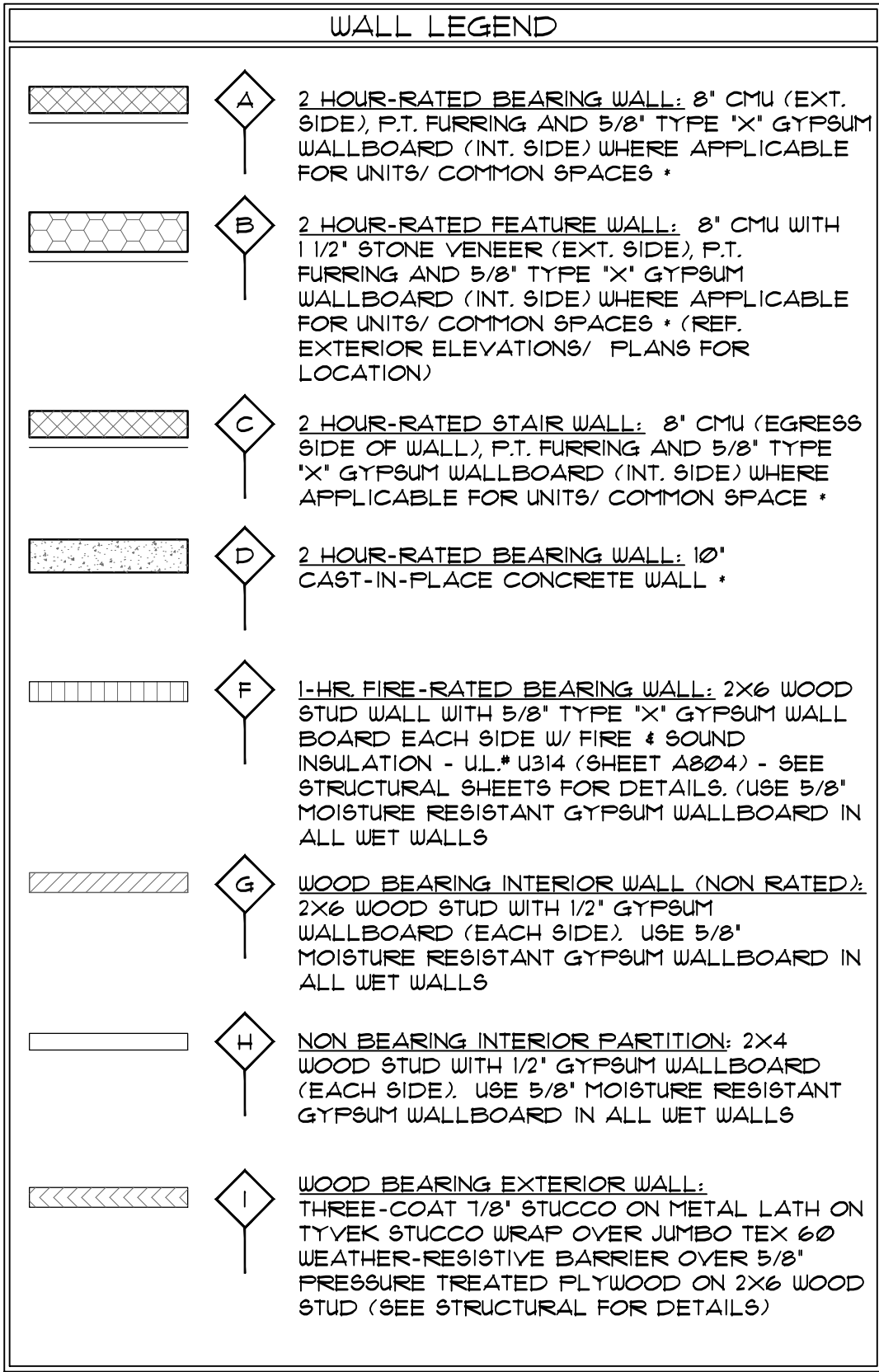
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UNIT FLOOR PLAN

SCALE: 1/4"=1'-0"



HARDWARE SCHEDULE

- 1. LOCKSET ADA APPROVED LEVER 3 HINGES DOOR STOP
- 2. PRIVACY SET ADA APPROVED LEVER 3 HINGES DOOR STOP
- 3. PASSAGE SET ADA APPROVED LEVER 1-1/2 PR. HINGES DOOR STOP
- 4. HARDWARE PER DOOR MANUFACTURER

NOTES:

- 1. SMOKE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH FBC 907.3.11.2

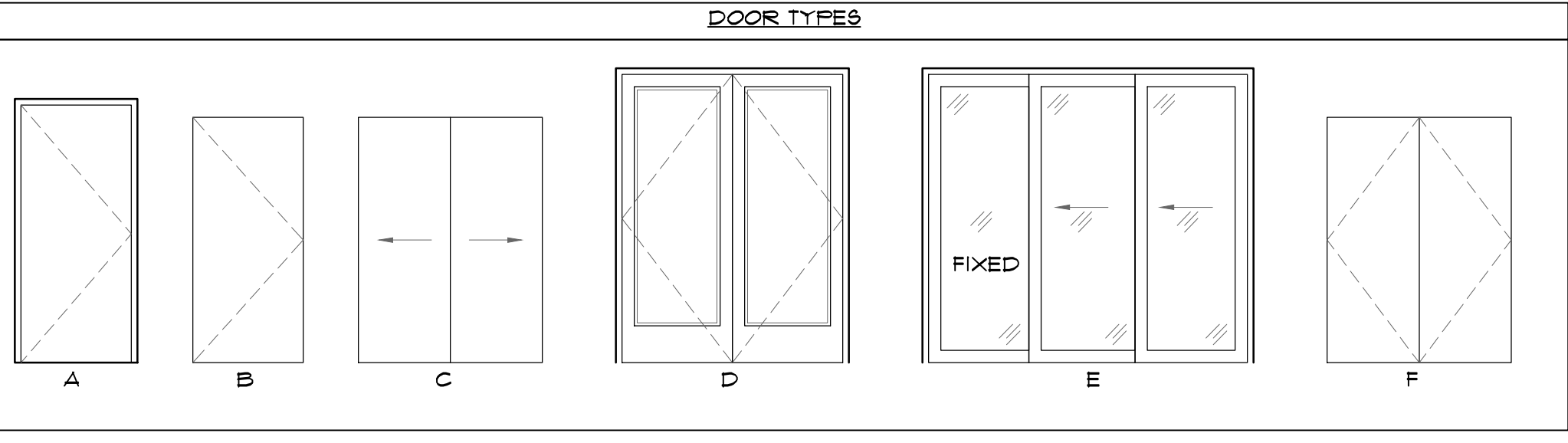
NOTES:

- 1. ALL DOORS TO EXTERIOR SHALL HAVE WEATHER STRIPPING & THRESHOLD.
- 2. ALL WINDOWS TO RECEIVE 1X FT. BUCKING. SUBMIT SHOP DRAWINGS AND FIELD VERIFY ALL WINDOW R.O. DIMENSIONS BEFORE PUTTING THE BLOCK AND CONC POUR.
- 3. ALL GLAZING AT HAZARDOUS LOCATIONS SUCH AS TUB, SHOWER ENCLOSURES, WINDOWS, FRENCH DOORS, DOOR SIDELIGHTS, SHALL BE CATEGORY "2" SAFETY GLASS AS PER SECTION 2406.1 OF THE F.B.C.
- 4. DOOR AND WINDOW MANUFACTURERS SHALL VERIFY THAT ANY GLAZING USED IN EXTERIOR WALLS SHALL MEET WIND LOAD DESIGNS AS SPECIFIED IN CHAPTER 16 OF THE F.B.C. DOORS AND WINDOWS MUST MEET IMPACT REQUIREMENTS OR BE PROTECTED BY HURRICANE SHUTTERS THAT MEET THE CODE.
- 5. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF. THE MINIMUM NET OPENING HEIGHT AND WIDTH DIMENSIONS SHALL BE 24 IN. AND 20 IN. RESPECTIVELY. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" AFF.
- 6. WINDOWS SHOULD BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. WINDOWS SHOULD REQUIRE NO MORE THAN 5 LBS (22.2N) TO OPEN OR CLOSE.
- 7. GRAB BARS SHOWN IN THE PLAN ARE FOR FUTURE ONLY. PROVIDE BACKING FOR MOUNTING THESE GRAB BARS.
- 8. ACCESSIBLE TOILET SEAT SHALL BE BETWEEN 17" AND 19" ABOVE THE FLOOR.
- 9. ACCESSIBLE LAVATORY SHALL BE NO MORE THAN 34" HIGH AND WITH AT LEAST 29" HIGH CLEARANCE UNDER THE FRONT EDGE. IT SHALL HAVE A FAUCET THAT IS EASILY OPERABLE AND USABLE WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
- 10. ALL CABINETS PAINT GRADE (PRE-FINISHED)
- 11. ALL DOORS PAINT GRADE (PRE-FINISHED)
- 12. DOOR CASINGS 2" WITH SCALLOP PROFILE

ROOM FINISH SCHEDULE - UNITS 204, 208, 304, 308, 404, & 408

ROOM NAME	FLOOR	BASE	WALL	CEILING	CLG. HGT.	REMARKS
	CERAMIC TILE	LAMINATE FLOORING	NONE	5/4" WOOD TILE	NONE	PAINTED GYP. BD.
						PAINTED STUCCO
						PAINTED GYP. BD.
						PAINTED STUCCO
FOYER - RM. #101	X		X			8'-6"
KITCHEN - RM. #102	X		X			8'-6"
FAMILY ROOM - RM. #103	X		X			VARIES
MASTER BEDROOM - RM. #104	X		X			10'-0"
DRESSING AREA - RM. #105	X		X			8'-6"
MASTER W.C. - RM. #106	X		X			8'-6"
MASTER BATHROOM - RM. #107	X		X			8'-6"
TOILET ROOM - RM. #108	X		X			10'-0"
BEDROOM #1 - RM. #109	X		X			8'-6"
BATHROOM #1 - RM. #110	X		X			10'-0"
W.C. #1 - RM. #111	X		X			8'-6"
HALLWAY - RM. #112	X		X			8'-6"
HVAC - RM. #113	X		X			8'-6"
HALF BATH - RM. #114	X		X			8'-6"
LAUNDRY - RM. #115	X		X			8'-6"
BALCONY #1 - RM. #116		X		X		10'-0"
BALCONY #2 - RM. #117		X		X		10'-0"

MARK	SIZE		DOOR		MATERIAL	FRAME	THRESHOLD	HARDWARE SET #	NOTES
	WD	HGT	TYPE	Style					
1	3'-0"	7'-0"	A	Hinged - Single - Exterior	H.C. WD.	WD	ALUM.	1	1-HR FIRE RATED/ SELF CLOSING
2	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
3	(2) 2'-6"	6'-8"	C	Sliding - Double	H.C. WD.	WD	--	4	
4	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
5	2'-6"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
6	(3) 3'-0"	8'-0"	E	Sliding - Exterior	H.C. WD.	WD	ALUM.	4	
7	(3) 3'-0"	8'-0"	E	Sliding - Exterior	H.C. WD.	WD	ALUM.	4	
8	(2) 3'-0"	8'-0"	D	Hinged - Double	H.C. WD.	WD	ALUM.	1	
9	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	3	
10	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
11	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	3	
12	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
13	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
14	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
15	2'-6"	6'-8"	F	Bi-fold - Single	H.C. WD.	WD	--	4	



F.B.C. ACCESSIBILITY-FAIR HOUSING GUIDELINES		
REQUIREMENT 1	ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.	MET
REQUIREMENT 2	ACCESSIBLE AND USABLE PUBLIC AND COMMON AREAS.	MET
REQUIREMENT 3	USABLE DOORS.	MET
REQUIREMENT 4	ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNITS.	MET
REQUIREMENT 5	LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS	MET
REQUIREMENT 6	REINFORCED WALLS FOR GRAB BARS	MET
REQUIREMENT 7	USABLE KITCHEN AND BATHROOMS	MET

NOTE: ALL UNITS ON FIRST FLOOR ARE ACCESSIBLE

KEY PLAN

FLOORS 2, 3, & 4

SCALE: 1/8"=1'-0"

ELECTRICAL LEGEND		
NOTES	DEFINITION	SYMBOL
	110V OUTLET	
1/2 OF OUTLET WIRED TO SWITCH	110V OUTLET	
	PENDANT LIGHT	
	2' LIGHT STRIP	
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
	6" VAPOR PROOF RECESSED LIGHT	

ELECTRICAL LEGEND		
NOTES	DEFINITION	SYMBOL
VERIFY DIMMER LOCATIONS	4' RECESSED CAN	
WIRE FOR FUTURE FAN	CEILING MTD. LIGHT	
VENT. TO EXTER.	VENT. FAN	
	COVERED LIGHT	
VERIFY HEIGHT	CHANDALIER	
UNDER CABINET	LED STRIP LIGHT	
BATTERY BACKUP	COMBO SMOKE DETECTOR / CARBON MONOXIDE DETECTOR	

REFLECTED CEILING PLAN

SCALE: 3/16"=1'-0"

REVISIONS							
1	2	3	4	5	6	7	8

PROJECT NO. 202CF2101-01	DATE 5/20/2022
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UNIT 'A' 2 BEDROOM
PLANS/ SCHEDULES

NEW DEVELOPMENT FOR:

SEASAME STREET APARTMENTS

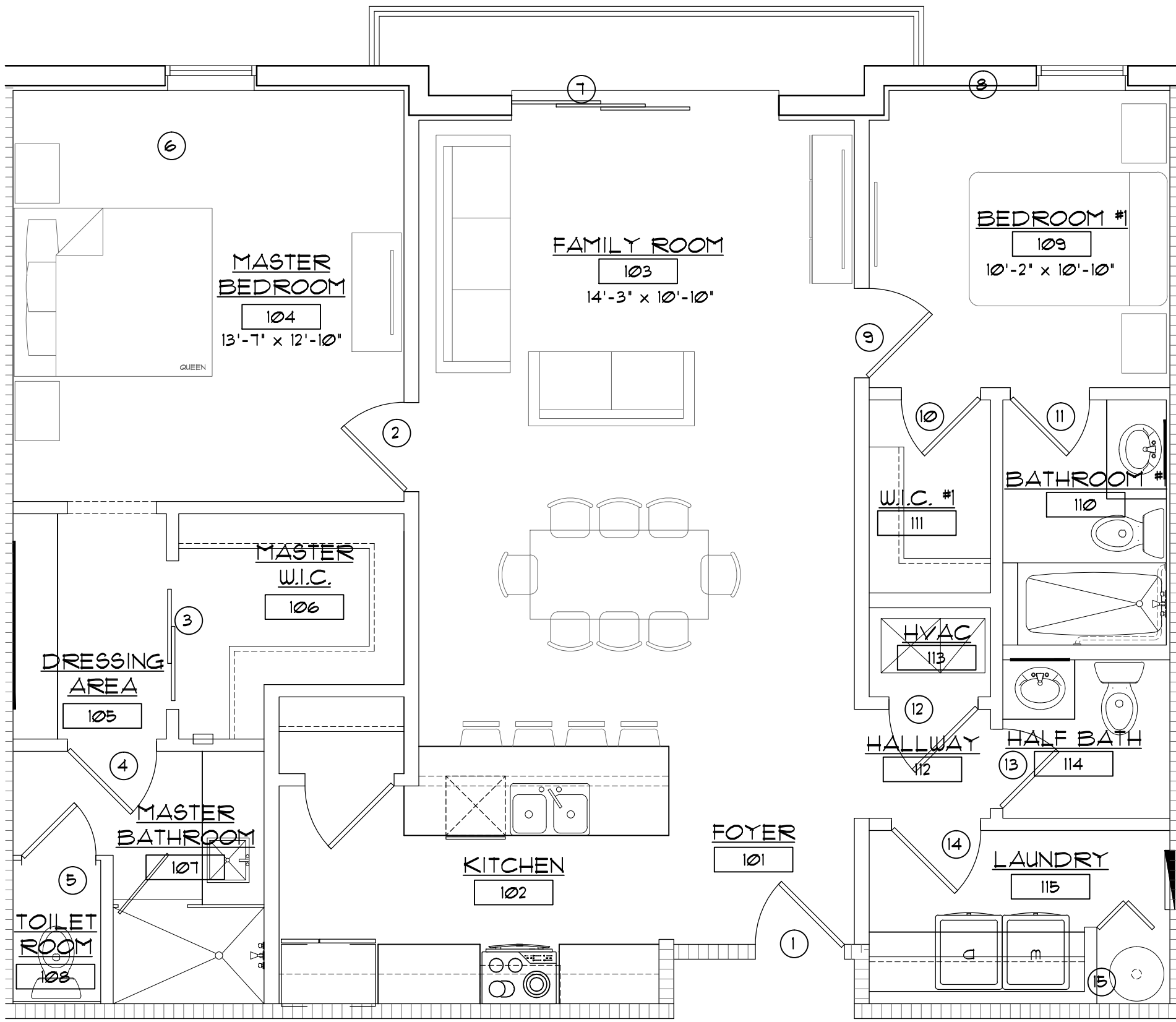
OPA-LOCKA , FLORIDA

RABITS & ROMANO
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FAX - 407-252-6000
info@rabitsromano.com
www.rabitsromano.com

SIGN/SEAL

DATE

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A401
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UNIT FLOOR PLAN

SCALE: 1/4"=1'-0"

WALL LEGEND	
	A 2 HOUR-RATED BEARING WALL: 8" CMU (EXT. SIDE), F.T. FURRING AND 5/8" TYPE "X" GYPSUM WALLBOARD (INT. SIDE) WHERE APPLICABLE FOR UNITS/ COMMON SPACES *
	B 2 HOUR-RATED FEATURE WALL: 8" CMU WITH 1/2" STONE VENEER (EXT. SIDE), F.T. FURRING AND 5/8" TYPE "X" GYPSUM WALLBOARD (INT. SIDE) WHERE APPLICABLE FOR UNITS/ COMMON SPACES * (REF. EXTERIOR ELEVATIONS/ PLANS FOR LOCATION)
	C 2 HOUR-RATED STAIR WALL: 8" CMU (EGRESS SIDE OF WALL), F.T. FURRING AND 5/8" TYPE "X" GYPSUM WALLBOARD (INT. SIDE) WHERE APPLICABLE FOR UNITS/ COMMON SPACE *
	D 2 HOUR-RATED BEARING WALL: 10" CAST-IN-PLACE CONCRETE WALL *
	F 1-HR. FIRE-RATED BEARING WALL: 2X6 WOOD STUD WALL WITH 5/8" TYPE "X" GYPSUM WALL BOARD EACH SIDE W/ FIRE & SOUND INSULATION - U.L.* U314 (SHEET A804) - SEE STRUCTURAL SHEETS FOR DETAILS. (USE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD IN ALL WET WALLS)
	G WOOD BEARING INTERIOR WALL (NON RATED): 2X6 WOOD STUD WITH 1/2" GYPSUM WALLBOARD (EACH SIDE). USE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD IN ALL WET WALLS
	H NON BEARING INTERIOR PARTITION: 2X4 WOOD STUD WITH 1/2" GYPSUM WALLBOARD (EACH SIDE). USE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD IN ALL WET WALLS
	I WOOD BEARING EXTERIOR WALL: THREE-COAT 1/8" STUCCO ON METAL LATH ON TYVEK STUCCO WRAP OVER JUMBO TEX 60 WEATHER-RESISTIVE BARRIER OVER 5/8" PRESSURE TREATED PL WOOD ON 2X6 WOOD STUD (SEE STRUCTURAL FOR DETAILS)

HARDWARE SCHEDULE

- LOCKSET ADA APPROVED LEVER 3 HINGES DOOR STOP
- PRIVACY SET ADA APPROVED LEVER 3 HINGES DOOR STOP
- PASSAGE SET ADA APPROVED LEVER 1-1/2 PR. HINGES DOOR STOP
- HARDWARE PER DOOR MANUFACTURER

NOTES:

- SMOKE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH FBC 907.3.11.2

NOTES:

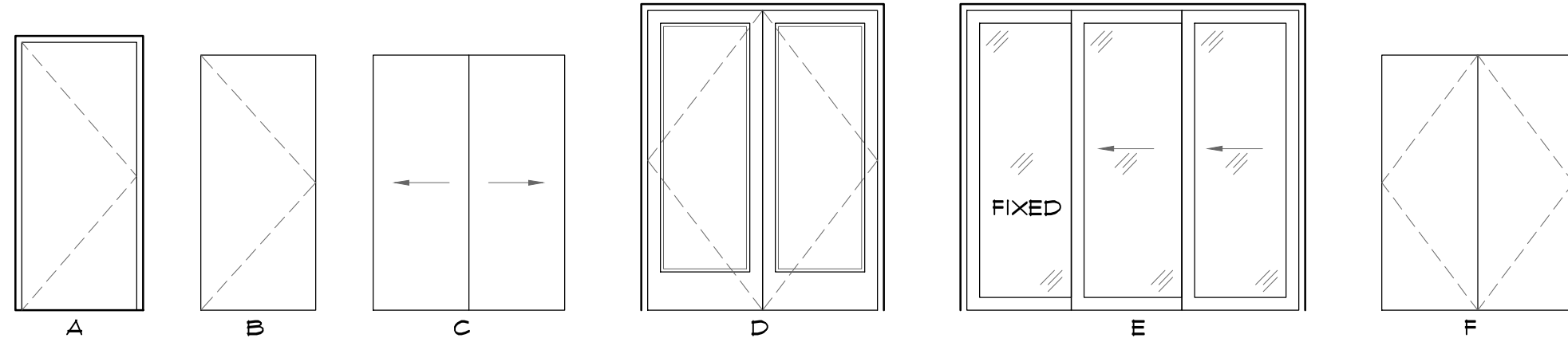
- ALL DOORS TO EXTERIOR SHALL HAVE WEATHER STRIPPING & THRESHOLD.
- ALL WINDOWS TO RECEIVE 1X FT. BUCKING. SUBMIT SHOP DRAWINGS AND FIELD VERIFY ALL WINDOW R.O. DIMENSIONS BEFORE PUTTING THE BLOCK AND CONC POUR.
- ALL GLAZING AT HAZARDOUS LOCATIONS SUCH AS TUB, SHOWER ENCLOSURES, WINDOWS, FRENCH DOORS, DOOR SIDELIGHTS, SHALL BE CATEGORY "2" SAFETY GLASS AS PER SECTION 2406.1 OF THE F.B.C.
- DOOR AND WINDOW MANUFACTURERS SHALL VERIFY THAT ANY GLAZING USED IN EXTERIOR WALLS SHALL MEET WIND LOAD DESIGNS AS SPECIFIED IN CHAPTER 16 OF THE F.B.C. DOORS AND WINDOWS MUST MEET IMPACT REQUIREMENTS OR BE PROTECTED BY HURRICANE SHUTTERS THAT MEET THE CODE.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF. THE MINIMUM NET OPENING HEIGHT AND WIDTH DIMENSIONS SHALL BE 24 IN. AND 20 IN. RESPECTIVELY. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" AFF.
- WINDOWS SHOULD BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. WINDOWS SHOULD REQUIRE NO MORE THAN 5 LBS (22.2N) TO OPEN OR CLOSE.
- GRAB BARS SHOWN IN THE PLAN ARE FOR FUTURE ONLY. PROVIDE BACKING FOR MOUNTING THESE GRAB BARS.
- ACCESSIBLE TOILET SEAT SHALL BE BETWEEN 17" AND 19" ABOVE THE FLOOR.
- ACCESSIBLE LAVATORY SHALL BE NO MORE THAN 34" HIGH AND WITH AT LEAST 29" HIGH CLEARANCE UNDER THE FRONT EDGE. IT SHALL HAVE A FAUCET THAT IS EASILY OPERABLE AND USABLE WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
- ALL CABINETS PAINT GRADE (PRE-FINISHED)
- ALL DOORS PAINT GRADE (PRE-FINISHED)
- DOOR CASINGS 2" WITH SCALLOP PROFILE

ROOM FINISH SCHEDULE - UNITS 204, 208, 304, 308, 404, & 408

ROOM NAME	FLOOR	BASE	WALL	CEILING	CLG. HGT.	REMARKS
	CERAMIC TILE	LAMINATE FLOORING	NONE	5/4" WOOD TILE	NONE	PAINTED GYP. BD.
						PAINTED STUCCO
						PAINTED GYP. BD.
						PAINTED STUCCO
FOYER - RM. #101	X		X			8'-6"
KITCHEN - RM. #102	X		X			8'-6"
FAMILY ROOM - RM. #103	X		X			VARIES
MASTER BEDROOM - RM. #104	X		X			10'-0"
DRESSING AREA - RM. #105	X		X			8'-6"
MASTER W.C. - RM. #106	X		X			8'-6"
MASTER BATHROOM - RM. #107	X		X			8'-6"
TOILET ROOM - RM. #108	X		X			10'-0"
BEDROOM #1 - RM. #109	X		X			8'-6"
BATHROOM #1 - RM. #110	X		X			10'-0"
W.C. #1 - RM. #111	X		X			8'-6"
HALLWAY - RM. #112	X		X			8'-6"
HVAC - RM. #113	X		X			8'-6"
HALF BATH - RM. #114	X		X			8'-6"
LAUNDRY - RM. #115	X		X			8'-6"
BALCONY #1 - RM. #116		X		X		10'-0"
BALCONY #2 - RM. #117		X		X		10'-0"

MARK	SIZE		DOOR		FRAME	THRESHOLD	HARDWARE SET #	NOTES
	WD	HGT	TYPE	Style				
1	3'-0"	7'-0"	A	Hinged - Single - Exterior	H.C. WD.	WD	1	1-HR FIRE RATED/ SELF CLOSING
2	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	2	
3	(2) 2'-6"	6'-8"	C	Sliding - Double	H.C. WD.	WD	4	
4	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	2	
5	2'-6"	6'-8"	B	Hinged - Single	H.C. WD.	WD	2	
6	(3) 3'-0"	8'-0"	E	Sliding - Exterior	H.C. WD.	WD	4	
7	(3) 3'-0"	8'-0"	E	Sliding - Exterior	H.C. WD.	WD	4	
8	(2) 3'-0"	8'-0"	D	Hinged - Double	H.C. WD.	WD	1	
9	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	3	
10	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	2	
11	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	2	
12	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	2	
13	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	2	
14	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	2	
15	2'-6"	6'-8"	F	Bi-fold - Single	H.C. WD.	WD	4	

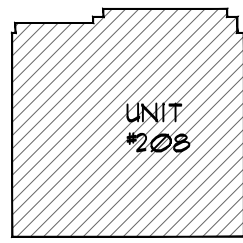
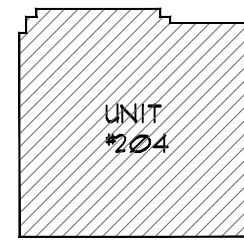
DOOR TYPES



F.B.C. ACCESSIBILITY-FAIR HOUSING GUIDELINES

REQUIREMENT 1	ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.	MET
REQUIREMENT 2	ACCESSIBLE AND USABLE PUBLIC AND COMMON AREAS.	MET
REQUIREMENT 3	USABLE DOORS.	MET
REQUIREMENT 4	ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNITS.	MET
REQUIREMENT 5	LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS	MET
REQUIREMENT 6	REINFORCED WALLS FOR GRAB BARS	MET
REQUIREMENT 7	USABLE KITCHEN AND BATHROOMS	MET

NOTE: ALL UNITS ON FIRST FLOOR ARE ACCESSIBLE



KEY PLAN

FLOORS 2, 3, & 4

SCALE: 1/8"=1'-0"

ELECTRICAL LEGEND		
NOTES	DEFINITION	SYMBOL
	110V OUTLET	
1/2 OF OUTLET WIRED TO SWITCH	110V OUTLET	
	PENDANT LIGHT	
	2' LIGHT STRIP	
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
	6" VAPOR PROOF RECESSED LIGHT	

ELECTRICAL LEGEND		
NOTES	DEFINITION	SYMBOL
VERIFY DIMMER LOCATIONS	4' RECESSED CAN	
WIRE FOR FUTURE FAN	CEILING MTD. LIGHT	
VENT. TO EXTER.	VENT. FAN	
	COVERED LIGHT	
VERIFY HEIGHT	CHANDALIER	
UNDER CABINET	LED STRIP LIGHT	
BATTERY BACKUP	COMBO SMOKE DETECTOR / CARBON MONOXIDE DETECTOR	

REFLECTED CEILING PLAN

SCALE: 3/16"=1'-0"

REVISIONS							
1	2	3	4	5	6	7	8

PROJECT NO. 202CF2101-01	DATE 5/20/2022
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UNIT 'B' 2 BEDROOM PLANS/ SCHEDULES

NEW DEVELOPMENT FOR:

SEASAME STREET APARTMENTS

OPA-LOCKA , FLORIDA

RABITS & ROMANO
ARCHITECTURE
PLANNING AND DESIGN

5205 SOUTH ORANGE AVE.
SUITE 200 ORLANDO, FL 32809

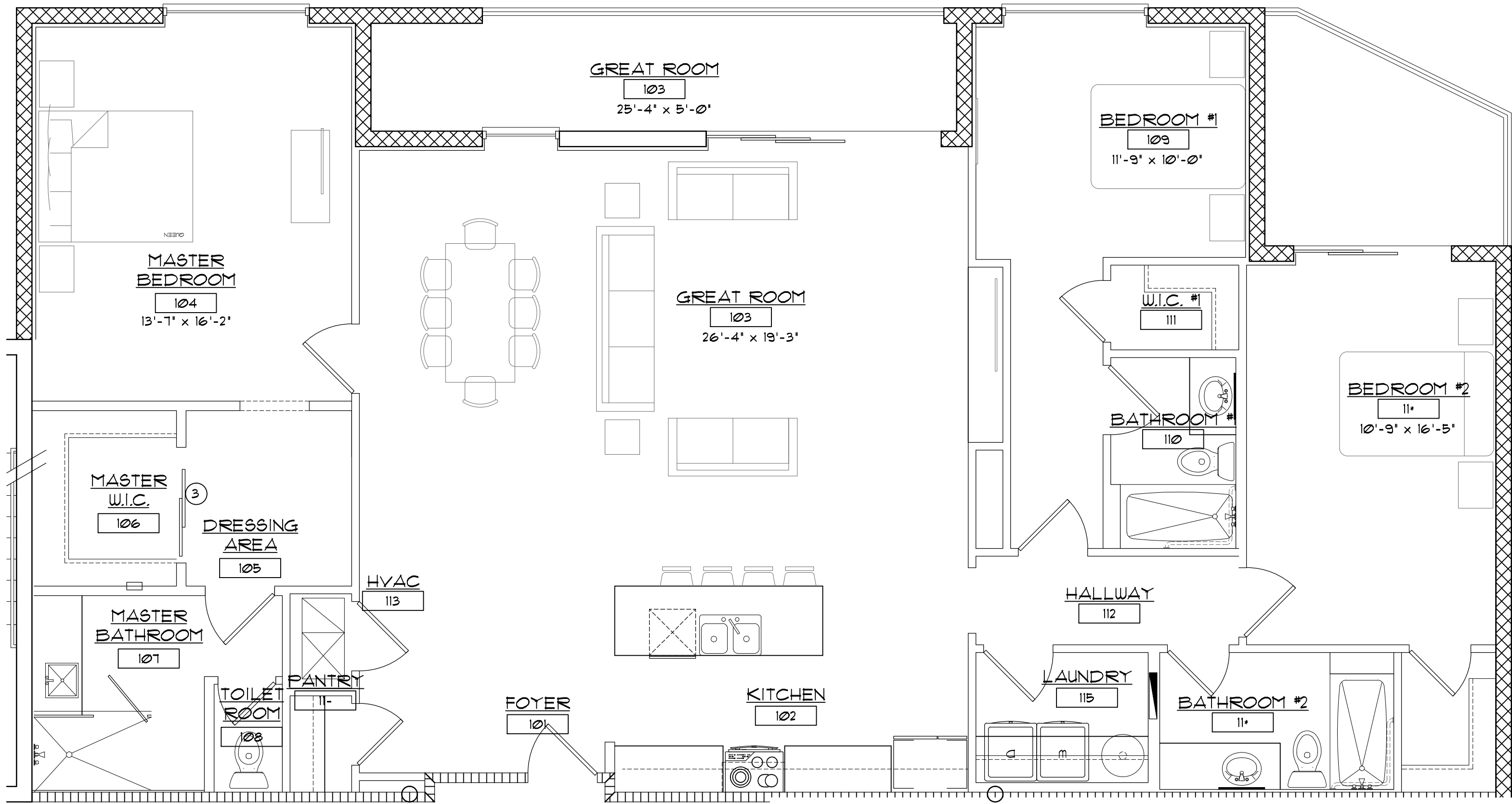
TEL - 407-490-0350
FAX - 407-252-6000

info@rabitsromano.com
www.rabitsromano.com

SIGN/SEAL

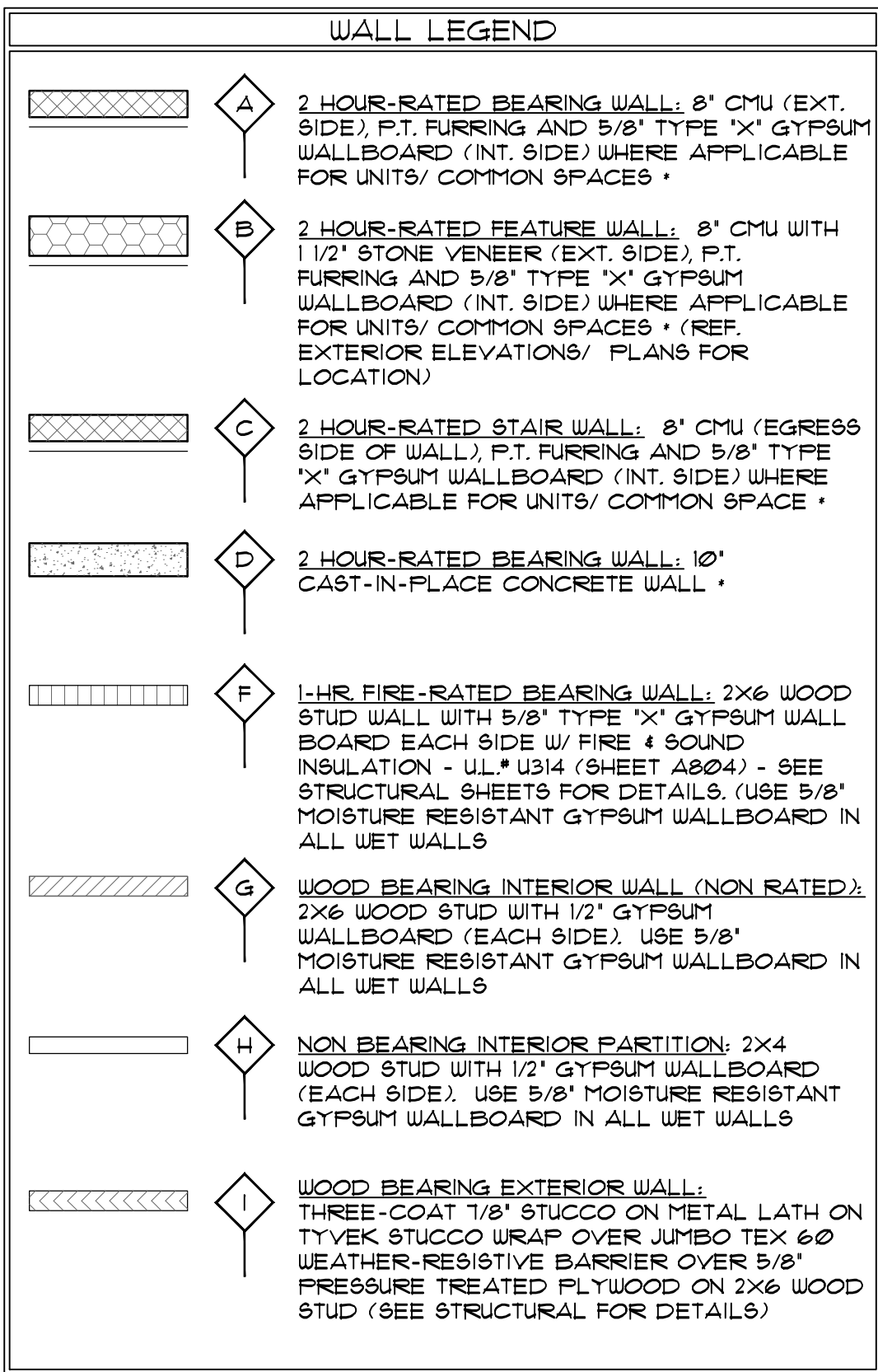
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UNIT FLOOR PLAN

SCALE: 1/4"=1'-0"



HARDWARE SCHEDULE

- LOCKSET ADA APPROVED LEVER 3 HINGES DOOR STOP
- PRIVACY SET ADA APPROVED LEVER 3 HINGES DOOR STOP
- PASSAGE SET ADA APPROVED LEVER 1-1/2 PR. HINGES DOOR STOP
- HARDWARE PER DOOR MANUFACTURER

NOTES:

- SMOKE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH FBC 907.3.11.2

NOTES:

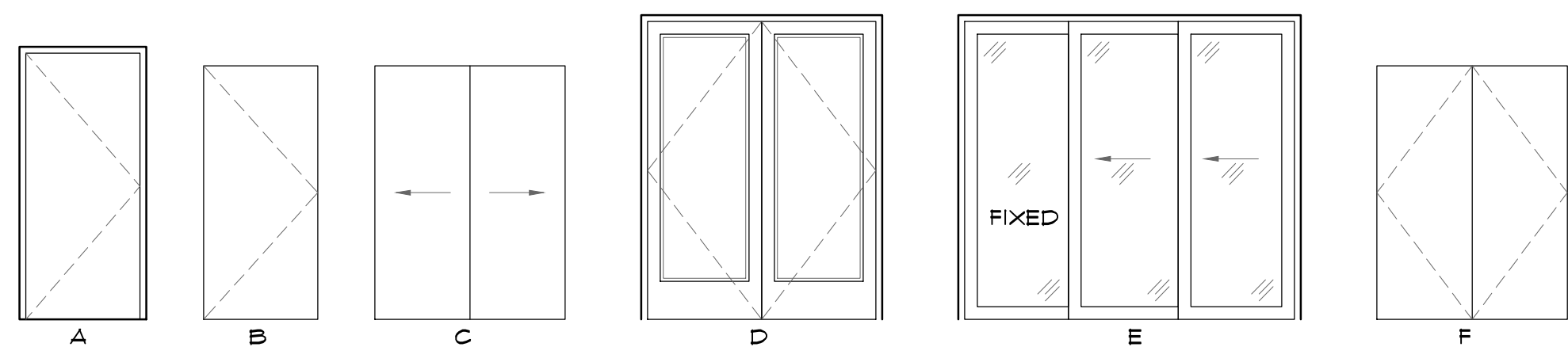
- ALL DOORS TO EXTERIOR SHALL HAVE WEATHER STRIPPING & THRESHOLD.
- ALL WINDOWS TO RECEIVE 1X FT. BUCKING. SUBMIT SHOP DRAWINGS AND FIELD VERIFY ALL WINDOW R.O. DIMENSIONS BEFORE PUTTING THE BLOCK AND CONG FOUR.
- ALL GLAZING AT HAZARDOUS LOCATIONS SUCH AS TUB, SHOWER ENCLOSURES, WINDOWS, FRENCH DOORS, DOOR SIDELIGHTS, SHALL BE CATEGORY "12" SAFETY GLASS AS PER SECTION 2406.1 OF THE F.B.C.
- DOOR AND WINDOW MANUFACTURERS SHALL VERIFY THAT ANY GLAZING USED IN EXTERIOR WALLS SHALL MEET WIND LOAD DESIGN AS SPECIFIED IN CHAPTER 16 OF THE F.B.C. DOORS AND WINDOWS MUST MEET IMPACT REQUIREMENTS OR BE PROTECTED BY HURRICANE SHUTTERS THAT MEET THE CODE.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF. THE MINIMUM NET OPENING HEIGHT AND WIDTH DIMENSIONS SHALL BE 24 IN. AND 20 IN. RESPECTIVELY. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" AFF.
- WINDOWS SHOULD BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. WINDOWS SHOULD REQUIRE NO MORE THAN 5 LBS (22.2N) TO OPEN OR CLOSE.
- GRAB BARS SHOWN IN THE PLAN ARE FOR FUTURE ONLY. PROVIDE BACKING FOR MOUNTING THESE GRAB BARS.
- ACCESSIBLE TOILET SEAT SHALL BE BETWEEN 17" AND 19" ABOVE THE FLOOR.
- ACCESSIBLE LAVATORY SHALL BE NO MORE THAN 34" HIGH AND WITH AT LEAST 29" HIGH CLEARANCE UNDER THE FRONT EDGE. IT SHALL HAVE A FAUCET THAT IS EASILY OPERABLE AND USABLE WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
- ALL CABINETS PAINT GRADE (PRE-FINISHED)
- ALL DOORS PAINT GRADE (PRE-FINISHED)
- DOOR CASINGS 2" WITH SCALLOP PROFILE

ROOM FINISH SCHEDULE - UNITS 204, 208, 304, 308, 404, & 408

ROOM NAME	FLOOR		BASE		WALL		CEILING		CLG. HGT.	REMARKS
	CERAMIC TILE	LAMINATE FLOORING	NONE	5 1/4" WOOD TILE	NONE	PAINTED GYP. BD.	PAINTED STUCCO	PAINTED GYP. BD.	PAINTED STUCCO	
FOYER - RM. #101	X		X			X		X		8'-6"
KITCHEN - RM. #102	X		X			X		X		8'-6"
FAMILY ROOM - RM. #103	X		X			X		X		VARIES
MASTER BEDROOM - RM. #104	X		X			X		X		10'-0"
DRESSING AREA - RM. #105	X		X			X		X		8'-6"
MASTER W.C. - RM. #106	X		X			X		X		8'-6"
MASTER BATHROOM - RM. #107	X		X			X		X		8'-6"
TOILET ROOM - RM. #108	X		X			X		X		10'-0"
BEDROOM #1 - RM. #109	X		X			X		X		8'-6"
BATHROOM #1 - RM. #110	X		X			X		X		10'-0"
W.C. #1 - RM. #111	X		X			X		X		8'-6"
HALLWAY - RM. #112	X		X			X		X		8'-6"
HVAC - RM. #113	X		X			X		X		8'-6"
HALF BATH - RM. #114	X		X			X		X		8'-6"
LAUNDRY - RM. #115	X		X			X		X		8'-6"
BALCONY #1 - RM. #116		X			X		X	X		10'-0"
BALCONY #2 - RM. #117		X			X		X		X	10'-0"

MARK	SIZE		TYPE	Style	MATL	FRAME	THRESHOLD	HARDWARE SET #	NOTES
	WD	HGT							
1	3'-0"	7'-0"	A	Hinged - Single - Exterior	H.C. WD.	WD	ALUM.	1	1-HR FIRE RATED/ SELF CLOSING
2	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
3	(2) 2'-6"	6'-8"	C	Sliding - Double	H.C. WD.	WD	--	4	
4	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
5	2'-6"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
6	(3) 3'-0"	8'-0"	E	Sliding - Exterior	H.C. WD.	WD	ALUM.	4	
7	(3) 3'-0"	8'-0"	E	Sliding - Exterior	H.C. WD.	WD	ALUM.	4	
8	(2) 3'-0"	8'-0"	D	Hinged - Double	H.C. WD.	WD	ALUM.	1	
9	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	3	
10	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
11	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	3	
12	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
13	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
14	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
15	2'-6"	6'-8"	F	Bi-fold - Single	H.C. WD.	WD	--	4	

DOOR TYPES



F.B.C. ACCESSIBILITY-FAIR HOUSING GUIDELINES

REQUIREMENT 1	ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.	MET
REQUIREMENT 2	ACCESSIBLE AND USABLE PUBLIC AND COMMON AREAS.	MET
REQUIREMENT 3	USABLE DOORS.	MET
REQUIREMENT 4	ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNITS.	MET
REQUIREMENT 5	LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS	MET
REQUIREMENT 6	REINFORCED WALLS FOR GRAB BARS	MET
REQUIREMENT 7	USABLE KITCHEN AND BATHROOMS	MET

NOTE: ALL UNITS ON FIRST FLOOR ARE ACCESSIBLE

REVISIONS	1	2	3	4	5	6	7	8

PROJECT NO. 202CF1201-01	DATE 5/20/2022
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UNIT 'C' 3 BEDROOM
PLANS/ SCHEDULES

NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS

OPA-LOCKA , FLORIDA

RABITS & ROMANO
ARCHITECTURE
PLANNING AND DESIGN
5205 SOUTH ORANGE AVE.
SUITE 200 ORLANDO, FL 32809
TEL - 407-490-0350
FAX - 407-232-6000
info@rabitsromano.com
www.rabitsromano.com

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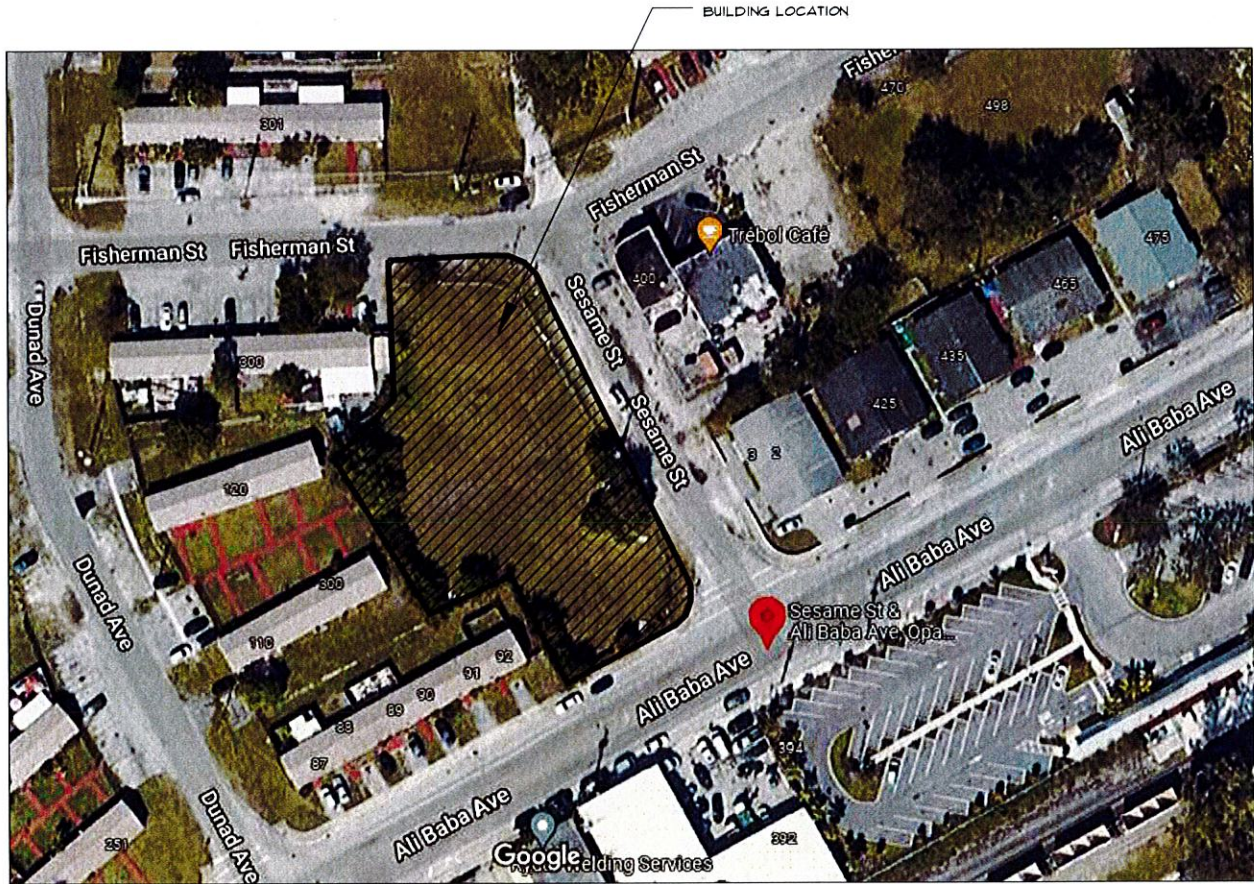
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CIVIL ENGINEERING	STRUCTURAL ENGINEERING	SEASAME ST APARTMENTS SEASAME STREET OPA-LOCKA, FLORIDA	M.E.P. ENGINEERING	
	ASE ENGINEERING SERVICES, INC. STRUCTURAL DESIGN GROUP 10244 East Colonial Drive, Suite 202 Orlando, Florida 32817 - 407-677-3565 Fax: 407-730-2999 Certificate of Authorization No. 25813 Professional Engineer Florida No. 51161		 STOFFER & ASSOCIATES, INC. CONSULTING ENGINEERS CA #26069 10391 Hart Branch Circle Orlando, Florida 32832 Randall D. Stoffer, P.E. PE #37367 Phone (407) 381-4555 Fax (407) 249-1520 ELECTRICAL - HVAC - PLUMBING	

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE FOLLOWING:
FLORIDA BUILDING CODE SIXTH EDITION (2020), BUILDING
FLORIDA BUILDING CODE SIXTH EDITION (2020), FUEL GAS
FLORIDA BUILDING CODE SIXTH EDITION (2020), MECHANICAL
FLORIDA BUILDING CODE SIXTH EDITION (2020), PLUMBING
2017 FLORIDA FIRE PREVENTION CODE
2014 NATIONAL ELECTRIC CODE
FLORIDA BUILDING CODE SIXTH EDITION (2020), ACCESSIBILITY CODE
FLORIDA BUILDING CODE SIXTH EDITION (2020), ENERGY CONSERVATION
2. SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND SHALL BE NOTIFIED OF ANY DISCREPANCIES.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK IN QUESTION INCLUDING MATERIALS, FINISHES AND COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER.
5. SPRINKLER CONTRACTOR SHALL VERIFY EXISTING LAYOUT AND SUBMIT PROPOSAL OF WORK REQUIRED TO MEET CODE.
6. MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND OBTAINING THEIR RESPECTIVE PERMITS.
7. ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2.3 AND TABLE 603.5 OF FBC 2010.



VICINITY MAP

SCALE: NTS

SESAME STREET APARTMENTS:		
SITE ACREAGE	.71 ACRES	
PROJECT LOCATED	08-2121-004-1861	
ZONING	MXU - CORRIDOR MIXED USE	
CONTACT INFORMATION	COMPANY	PHONE NUMBER
OWNER/DEVELOPER	G-REALTY	561-584-0461
ARCHITECT/PLANNER	RABITS & ROMANO ARCHITECTURE	407-490-0350
OCCUPANCY.....	R-2, B	
MIXED-USE.....	YES	
CONSTRUCTION TYPE.....	II-B	
MIN. INT. FINISH		
EXIT ENCLOSURES.....	CLASS "A"	
LOBBIES AND CORRIDORS.....	CLASS "B"	
OTHER SPACES.....	CLASS "C"	
AREA TABULATIONS		
TOTAL COMMERCIAL	1,650 SF	
APARTMENTS	45 UNITS	
APARTMENTS TOTAL AREA	75,325 SF	
TOTAL AREA	76,975 SF	
MAX HEIGHT	75'-4" FT	

SHEET #		SHEET DESCRIPTION
ARCHITECTURAL	CS1	COVER SHEET
	CS2	COVER SHEET
	A100	BOUNDARY SURVEY
	A101	ARCHITECTURAL MASTER PLAN
	A102	FLOOR PLANS
	A201	EXTERIOR ELEVATIONS
	A202	EXTERIOR ELEVATIONS - COLOR
STRUCTURAL		
MECH.		
FIRE		
ELECTRICAL		
PLUMBING		

REVISIONS	1	2	3	4	5	6	7	8
PROJECT NO.	202CF2101-01							
DATE	5/20/2022							

COVER SHEET

NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS

OPA-LOCKA, FLORIDA

AA26002490

RABITS & ROMANO
ARCHITECTURE

PLANNING AND DESIGN

info@rabits-architect.com
www.rabits-architect.com

TEL - 852-385-1030
FAX - 352-385-1035

245 SOUTH HIGHLAND ST
SUITE 9, MOUNT DORA, FL 32757

SIGN/SEAL

DATE

SHEET
CS-1
OF
11

CIVIL ENGINEERING	STRUCTURAL ENGINEERING	SEASAME ST APARTMENTS SEASAME STREET OPA-LOCKA, FLORIDA	M.E.P. ENGINEERING	CONTRACTOR

FIRE-RESISTANCE RATING REQUIREMENT (HOURS) - FBC 6TH - TABLE 601

PRIMARY STRUCTURAL FRAME	REQUIRED 2 HOURS	PROVIDED (ASSEMBLY) TUBE STEEL COLUMN 2HR (X790) STEEL BEAM BEAM 2HR (UL J957) TUBE STEEL BEAM 2HR (UL J957)
BEARING WALLS EXTERIOR	2 HOURS	8" CMU 2HR [PRESCRIPTIVE SEE TABLE721.1(2)] 12" CMU 2HR [PRESCRIPTIVE SEE TABLE721.1(2)] 10" CAST-IN-PLACE 2HR [PRESCRIPTIVE SEE TABLE721.1(2)]
INTERIOR	2 HOURS	8" CMU 2HR [PRESCRIPTIVE SEE TABLE721.1(2)] 12" CMU 2HR [PRESCRIPTIVE SEE TABLE721.1(2)] 10" CAST-IN-PLACE 2HR [PRESCRIPTIVE SEE TABLE721.1(2)]
NONBEARING WALLS AND PARTITIONS EXTERIOR (TABLE 602)	0 HOUR (X>30)	GYP. BD. ON MTL FRAME
INTERIOR	0 HOURS	GYP. BD. ON MTL FRAME
FLOOR CONSTRUCTION	2 HOURS	PRECAST CONC. UNIT 2HR (UL J957)
ROOF CONSTRUCTION	1 HOUR*	GYP. BD. ON WOOD TRUSS (UL P545)
*SECTION 603.1 1.3		
OTHER FIRE RATED ASSEMBLIES		
TRASH CHUTE 1-HOUR PARTITION	1 HOUR	GYP. BD. ON MTL FRAME PARTITION (UL 465)
ELEVATOR AND STAIR CELING	2 HOUR	GYP. BD. ON WOOD TRUSS (GA R2751)

UNIT AND AREA CALCULATIONS	
COMMERCIAL/RETAIL AREA	
FIRST FLOOR COMMERCIAL	1650 SF
TOTAL COMMERCIAL AREA	1650 SF
APARTMENT UNITS	
2 BEDROOM	5 UNITS
3 BEDROOM	40 UNITS
TOTAL APARTMENTS	45 UNITS

AREA TABULATIONS	
FIRST FLOOR	
RESIDENTIAL COMMON AREA	955 SF
RETAIL	1650 SF
RESIDENT LOBBY	190 SF
TOTAL FIRST FLOOR AREA	2795 SF
SECOND FLOOR	
2-BED APT A (1389 SF) 3 UNITS	4167 SF
2-BED APT B (1254 SF) 5 UNITS	6270 SF
3-BED APT (1959 SF) 1 UNIT	1959 SF
MISCELLANEOUS AREA	2669 SF
TOTAL 2ND FLOOR	15265 SF
THIRD FLOOR	
2-BED APT A (1389 SF) 3 UNITS	4167 SF
2-BED APT B (1254 SF) 5 UNITS	6270 SF
3-BED APT (1959 SF) 1 UNIT	1959 SF
MISCELLANEOUS AREA	2669 SF
TOTAL 3RD FLOOR	15265 SF
FOURTH FLOOR	
2-BED APT A (1389 SF) 3 UNITS	4167 SF
2-BED APT B (1254 SF) 5 UNITS	6270 SF
3-BED APT (1959 SF) 1 UNIT	1959 SF
MISCELLANEOUS AREA	2669 SF
TOTAL 4TH FLOOR	15265 SF
FIFTH FLOOR	
2-BED APT A (1389 SF) 3 UNITS	4167 SF
2-BED APT B (1254 SF) 5 UNITS	6270 SF
3-BED APT (1959 SF) 1 UNIT	1959 SF
MISCELLANEOUS AREA	2669 SF
TOTAL 5TH FLOOR	15265 SF
SIXTH FLOOR	
2-BED APT A (1389 SF) 3 UNITS	4167 SF
2-BED APT B (1254 SF) 5 UNITS	6270 SF
3-BED APT (1959 SF) 1 UNIT	1959 SF
MISCELLANEOUS AREA	2669 SF
TOTAL 6TH FLOOR	15265 SF
TOTAL	
COMMERCIAL	1650 SF
APARTMENTS	45 UNITS 75375 SF
TOTAL AREA	76925 SF

PARKING CALCULATIONS	
COMMERCIAL/RETAIL AREA	
RETAIL	1650 SF
5 SPACES/ 1000 SF *	82 SPACES
PARKING REDUCTION 60%	49 SPACES
TOTAL COMMERCIAL	49 SPACES
APARTMENT UNITS	
2 BEDROOM	40 UNITS
3 BEDROOM	5 UNITS
1 SPACES/UNIT	45 SPACES
PARKING PROVIDED	
PARKING REQUIRED	499 SPACES
PARKING PROVIDED	50 SPACES

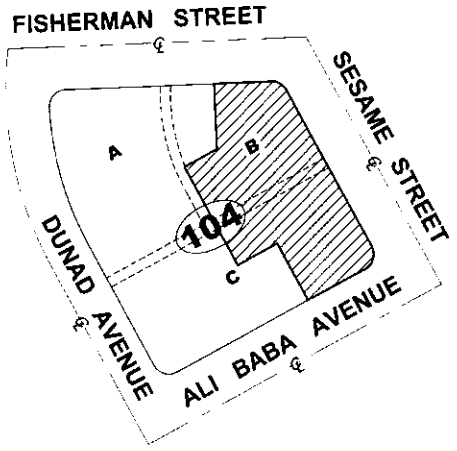
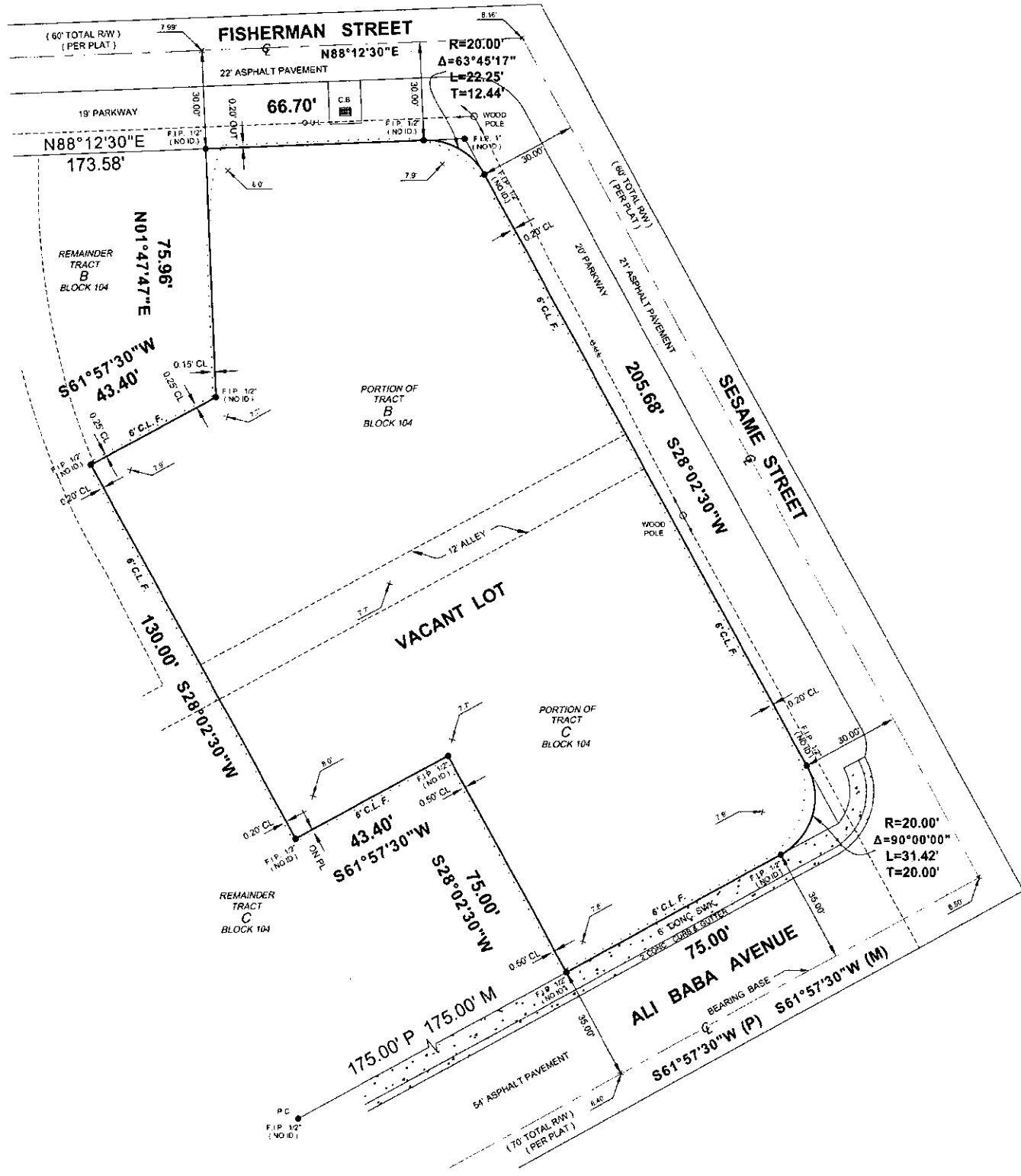
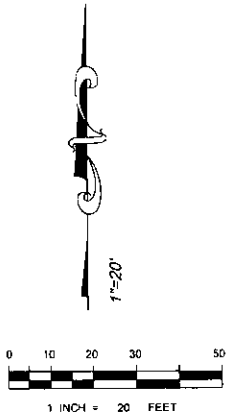
SHORING NOTES:	
1. ALL SHORING AND RESHORING PROCEDURES, PLANS AND DETAILS TO BE SUBMITTED TO ENFORCEMENT AGENCY FOR RECORD KEEPING.	
2. EACH SHORING AND RESHORING INSTALLATION SHALL BE SUPERVISED, INSPECTED AND CERTIFIED TO BE IN COMPLIANCE WITH THE SHORING DOCUMENTS BY THE CONTRACTOR (FBC 6TH ED. 102.8.4.3)	

THRESHOLD INSPECTION NOTES:	
1. THRESHOLD INSPECTION TO FOLLOW STRUCTURAL INSPECTION PLAN PREPARED BY STRUCTURAL ENGINEER	
2. SUBMIT SPECIAL INSPECTOR CREDENTIALS PRIOR TO INSPECTIONS	
3. SPECIAL INSPECTOR UPON COMPLETION OF THE BUILDING AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, FILE A SIGNED AND SEALED STATEMENT WITH THE ENFORCING AGENCY IN SUBSTANTIALLY THE FOLLOWING FORM: TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIBED CONSTRUCTION OF ALL STRUCTURAL LOAD-BEARING COMPONENT COMPLIES WITH THE PERMITTED DOCUMENTS AND THE SHORING AND RESHORING PLANS SUBMITTED TO THE ENFORCEMENT AGENCY. FBC 102.8.4.1	

REVISIONS	PROJECT NO. 207CH2201-01	DATE 5/20/2022
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COVER SHEET		
NEW DEVELOPMENT FOR: SEASAME STREET APARTMENTS OPA-LOCKA, FLORIDA		
RABITS & ROMANO ARCHITECTURE PLANNING AND DESIGN AA26002490 info@rabits-architect.com www.rabits-architect.com 248 SOUTH LIGHT ANIST SUITE 200 MOUNTAIN VIEW, FL 32757 TEL: 407-885-1030 FAX: 407-885-1035		
SIGN/SEAL		
DATE		
SHEET CS-2 OF 11		

BOUNDARY SURVEY

SCALE: 1"=20'



LOCATION MAP.
NOT TO SCALE.

SURVEYOR'S NOTES :

- SURVEYOR'S NOTES:
- 1) The above captioned Property was surveyed and described based on the above Legal Description provided by Client. 2) Bearings, if shown, are based on an assumed meridian and referenced on the centerline of ALI BABA AVENUE, S61°57'30"W, per plat.
 - 3) The lands shown hereon were not abstracted for easements, right of ways or other recorded encumbrances not shown on the plat, and the same, if any may not be shown on this section.
 - 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown. 5) Elevations are based on the North American Vertical Datum 1988.
 - 6) Fence ties are to be the center line of the fence. 7) Wall ties are to face of the wall.
 - 8) Ownership subject to opinion of the Title. 9) Underground utilities are not depicted hereon.
 - 10) Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper. 11) This survey was prepared without the benefit of a Title Search; thereof, only those easements on the recorded plat are shown. 12) This survey is prepared to be used exclusively as an aide to obtain Title Insurance, no other warranties are hereby extended.
 - 13) This survey depicted hereon is not covered by professional liability insurance.

PROPERTY ADDRESS:
VACANT LOT FOLIO : 08-2121-004-1861

LEGAL DESCRIPTION

TRACTS A, B, C AND THE 12.00 FOOT WIDE ALLEY IN BLOCK 104, OF SECOND REVISED PLAT No. TWO OPA-LOCKA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

COMMENCING AT A POINT AT THE SOUTHEASTERLY CORNER OF SAID TRACT C, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID TRACT C WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID TRACT C, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF DUNAD AVENUE, AS SAID AVENUE IS SHOWN ON SAID SECOND REVISED PLAT No. TWO OPA-LOCKA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF DUNAD AVENUE, N28°02'30"W FOR 20.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE N28°02'30"W FOR 157.71 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE TO THE RIGHT ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 382.04 FEET AND A CENTRAL ANGLE OF 251°2'56" FOR AN ARC DISTANCE OF 168.14 FEET TO A POINT OF COMPOUND CURVATURE, THENCE TO THE RIGHT ALONG SAID COMPOUND CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 9°10'45" FOR AN ARC DISTANCE OF 31.77 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF FISHERMAN STREET, AS SAID STREET IS SHOWN ON SAID SECOND REVISED PLAT No. TWO OPA-LOCKA; THENCE DEPARTING THE SAID EASTERLY RIGHT-OF-WAY LINE OF DUNAD AVENUE RUN N88°12'30"E ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF FISHERMAN STREET FOR 173.58 FEET, THENCE S01°47'47"E FOR 75.96 FEET, THENCE S61°57'30"W FOR 43.44 FEET, THENCE S28°02'30"E FOR 139.00 FEET, THENCE N61°57'30"E FOR 53.00 FEET, THENCE S28°02'30"E FOR 75.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALI BABA AVENUE; AS SAID AVENUE IS SHOWN ON SAID SECOND REVISED PLAT No. TWO OPA-LOCKA; THENCE RUN THE FOLLOWING COURSES AND DISTANCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ALI BABA AVENUE: S61°57'30"W FOR 175.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING

SURVEYOR'S CERTIFICATE

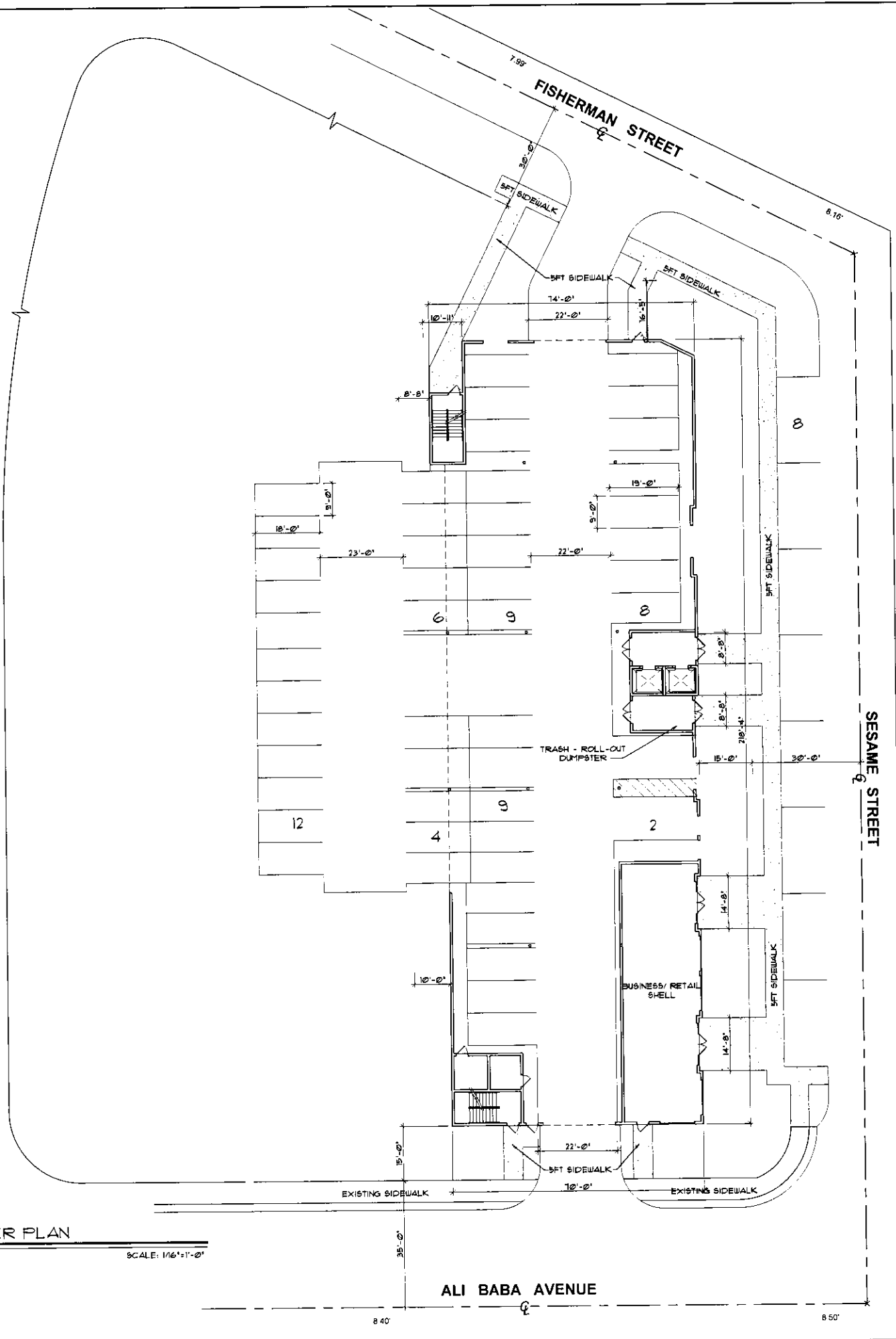
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS THE STANDARDS OF PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP

FLOOD ZONE INFORMATION		ABBREVIATIONS AND LEGEND		CERTIFIED TO:		RECORD OF REVISION		DATE		KARL F. KUHN	
DATE OF FIRM: 09-11-2009		COMMUNITY No: 120657		C. - Q REALTY & DEVELOPMENT GROUP CORP		DATE: 02-12-2021		PROJECT No: 21-02-04L		PROFESSIONAL SURVEYOR AND MAPPER No: 5953	
PANEL 0119 SUFFIX L		FIRM ZONE X BASE FLOOD ELEVATION N/A		D. - ARI HERTZ		DRAWN BY: MSL		CHECK: KFA		1382 NE 178th STREET	
BENCHMARK No: LOC 2144F NAME: N-37D ELEVATION: 8.31				PROPERTY ADDRESS:		SCALE: 1" = 20'		FIELD DATE: 02/10/2021		N MIAMI BEACH FL 33162	
				VACANT LOT FOLIO : 08-2121-004-1861						PH: 786-232 4039	
										786-306 5348	
										lester.salcedo@gmail.com	

ARCHITECTURAL MASTER PLAN

SCALE: 1/16"=1'-0"

157.71' N28°02'30"W



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ARCHITECTURAL
MASTER PLAN

NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS

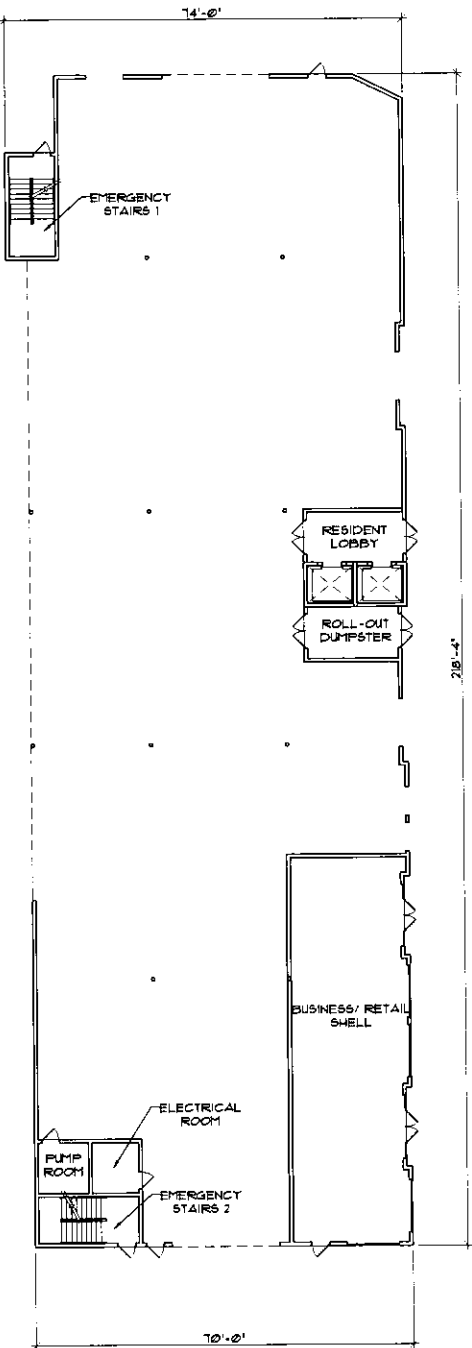
OPA-LOCKA, FLORIDA

RABITS & ROMANO
ARCHITECTURE
PLANNING
AND
DESIGN

345 SOUTH HIGHLAND ST.
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www.rabits-architect.com

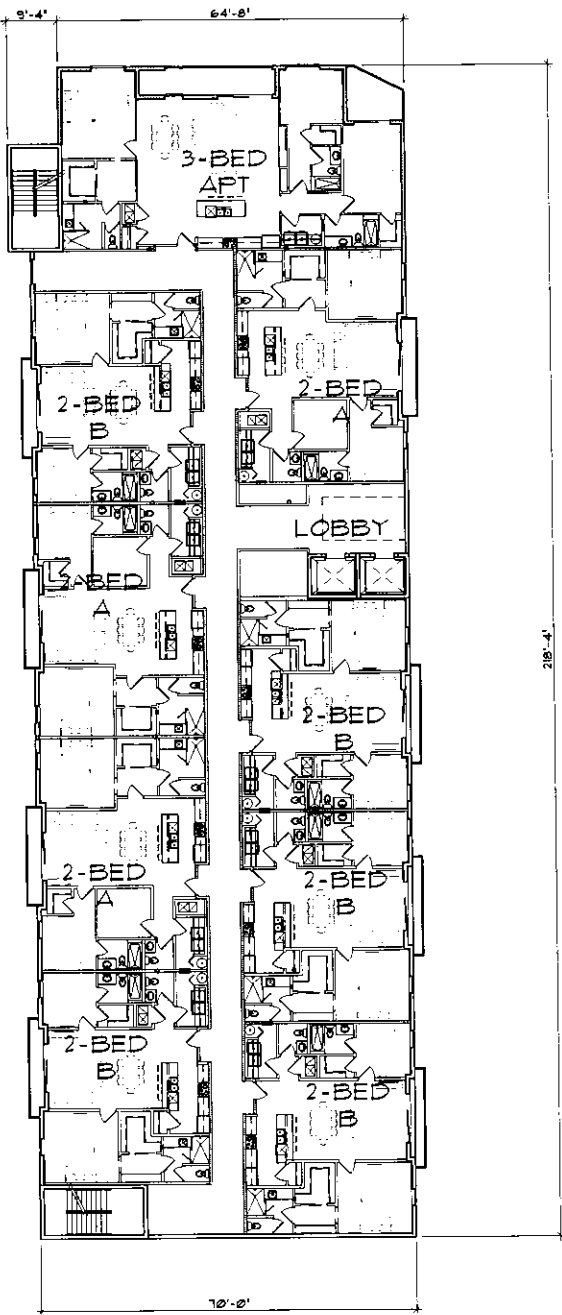
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DATE
SHEET A101 OF 11



FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"



2ND TO 6TH PLAN

SCALE: 1/16"=1'-0"

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PROJECT NO.
20207201-01
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5/20/2022

FLOOR PLANS

NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS

OPA-LOCKA, FLORIDA

RABITS & ROMANO
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235 SOUTH HIGHLAND ST.
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www.rabits-architect.com

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FLOOR PLANS

NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS
OPA-LOCKA, FLORIDA

RABITS & ROMANO
ARCHITECTURE

PLANNING
AND
DESIGN

245 SOUTH HIGHLAND ST
SUITE 9000 DORCA, FL 32757
TEL: 407.985.1041
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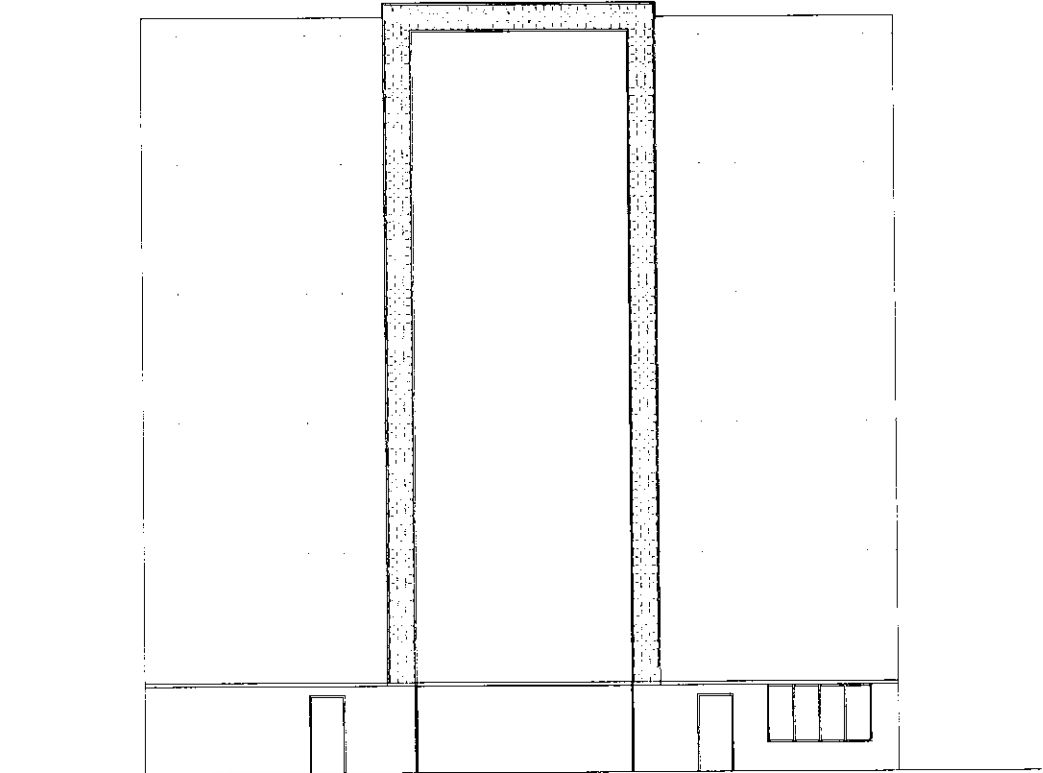
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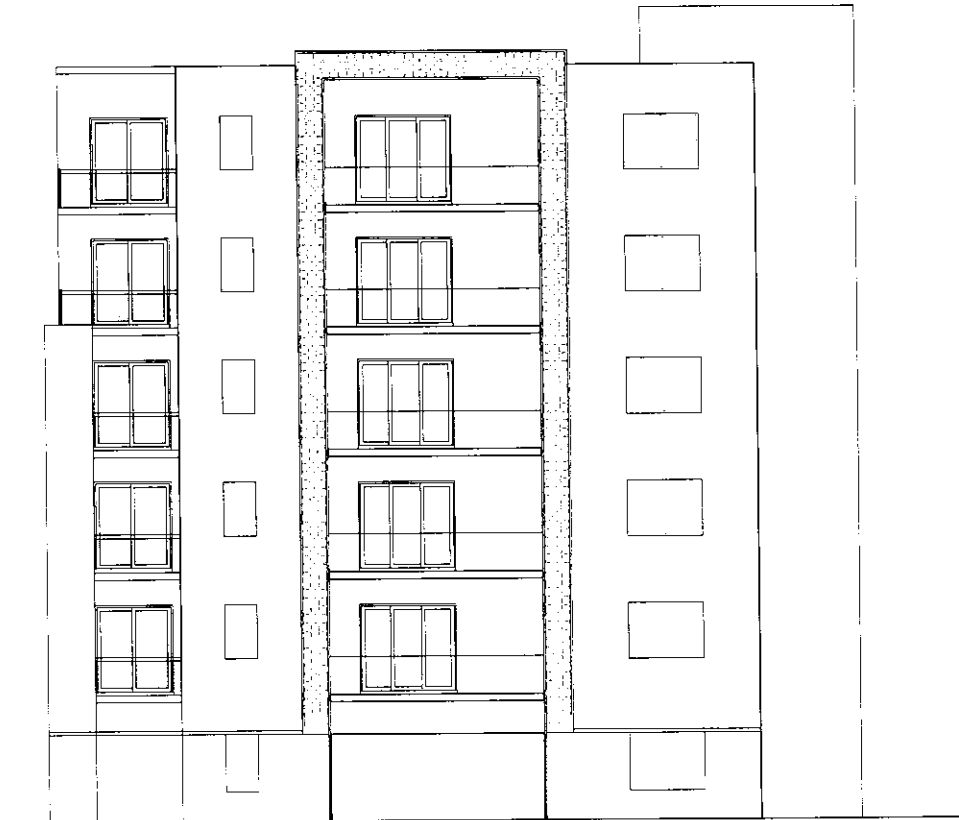
SESAME STREET ELEVATION

SCALE: 1/8"=1'-0"



ALI BABA AVENUE ELEVATION

SCALE: 1/8"=1'-0"



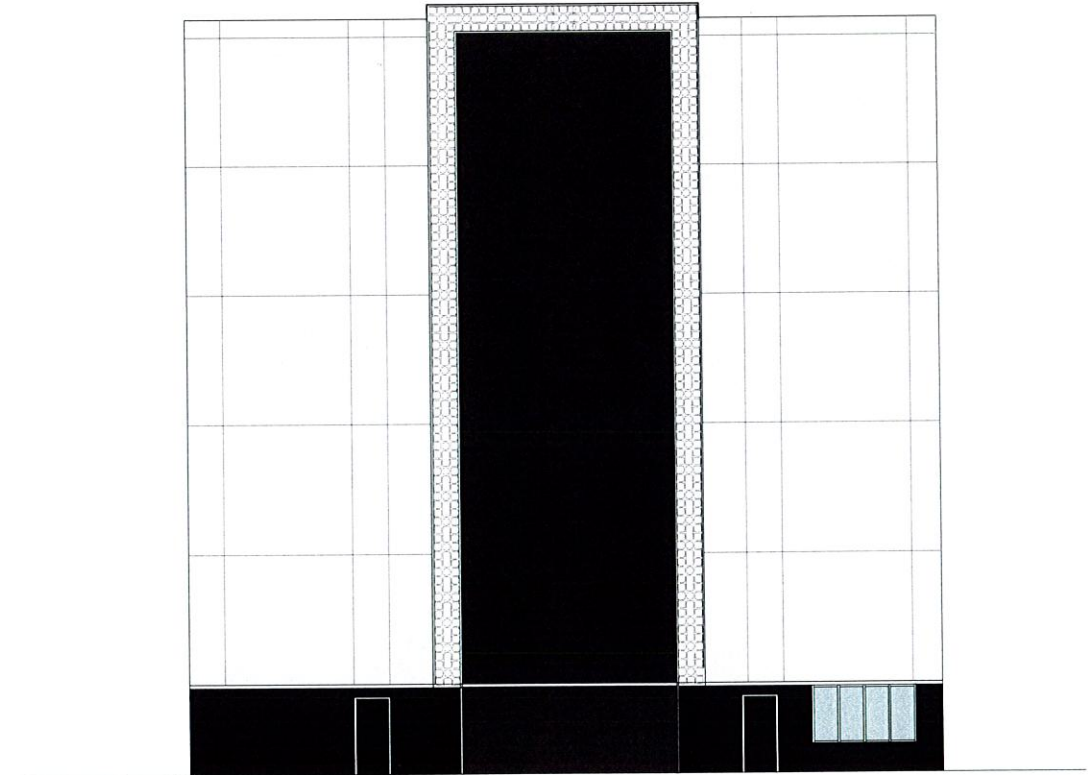
FISHERMAN STREET ELEVATION

SCALE: 1/8"=1'-0"



SESAME STREET ELEVATION

SCALE: 1/8"=1'-0"



ALI BABA AVENUE ELEVATION

SCALE: 1/8"=1'-0"



FISHERMAN STREET ELEVATION

SCALE: 1/8"=1'-0"

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COLOR
ELEVATIONS

NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS

OPA-LOCKA, FLORIDA

AA26002490

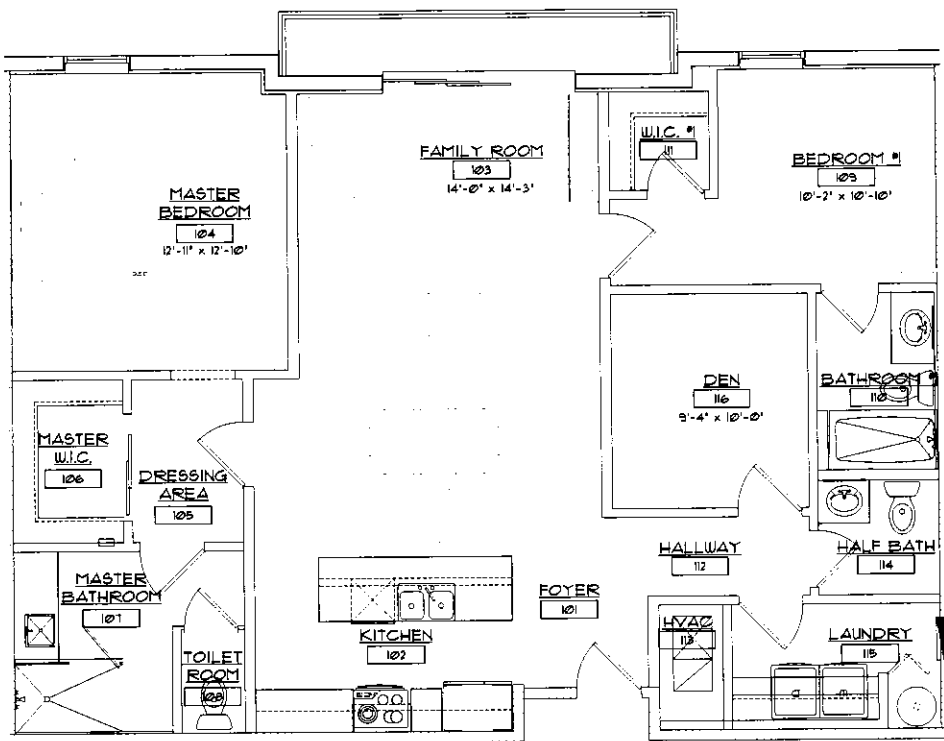
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UNIT FLOOR PLAN

SCALE: 1/4"=1'-0"

WALL LEGEND	
	2 HOUR-RATED BEARING WALL: 8" CMU (EXT. SIDE), P.T. FURRING AND 5/8" TYPE "X" GYPSUM WALLBOARD (INT. SIDE) WHERE APPLICABLE FOR UNITS/ COMMON SPACES.
	2 HOUR-RATED FEATURE WALL: 8" CMU WITH 1/2" STONE VENEER (EXT. SIDE), P.T. FURRING AND 5/8" TYPE "X" GYPSUM WALLBOARD (INT. SIDE) WHERE APPLICABLE FOR UNITS/ COMMON SPACES. (REF. EXTERIOR ELEVATIONS/ PLANS FOR LOCATION)
	2 HOUR-RATED STAIR WALL: 8" CMU (EGRESS SIDE OF WALL), P.T. FURRING AND 5/8" TYPE "X" GYPSUM WALLBOARD (INT. SIDE) WHERE APPLICABLE FOR UNITS/ COMMON SPACE.
	2 HOUR-RATED BEARING WALL: 10" CAST-IN-PLACE CONCRETE WALL.
	1-HR FIRE-RATED BEARING WALL: 2X6 WOOD STUD WALL WITH 5/8" TYPE "X" GYPSUM WALLBOARD EACH SIDE W/ FIRE 1 SOUND INSULATION - UL # U314 (SHEET A304) - SEE STRUCTURAL SHEETS FOR DETAILS. (USE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD IN ALL WET WALLS)
	WOOD BEARING INTERIOR WALL (NON RATED): 2X6 WOOD STUD WITH 1/2" GYPSUM WALLBOARD (EACH SIDE). USE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD IN ALL WET WALLS.
	NON BEARING INTERIOR PARTITION: 2X4 WOOD STUD WITH 1/2" GYPSUM WALLBOARD (EACH SIDE). USE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD IN ALL WET WALLS.
	WOOD BEARING EXTERIOR WALL: THREE-COAT 1/8" STUCCO ON METAL LATH ON TYVEK STUCCO WRAP OVER JUMBO TEX 60 WEATHER-RESISTIVE BARRIER OVER 5/8" PRESSURE TREATED PLYWOOD ON 2X6 WOOD STUD (SEE STRUCTURAL FOR DETAILS)

HARDWARE SCHEDULE

- LOCKSET ADA APPROVED LEVER 3 HINGES DOOR STOP
- PRIVACY SET ADA APPROVED LEVER 3 HINGES DOOR STOP
- PASSAGE SET ADA APPROVED LEVER 1-1/2 PR. HINGES DOOR STOP
- HARDWARE PER DOOR MANUFACTURER

NOTES:

- SMOKE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH FBC 907.3.12

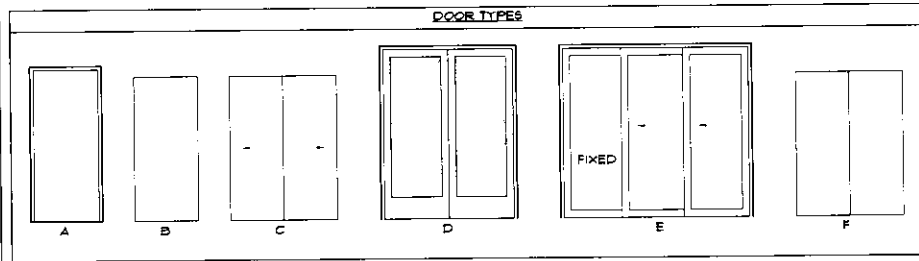
NOTES:

- ALL DOORS TO EXTERIOR SHALL HAVE WEATHER STRIPPING 1 THRESHOLD.
- ALL WINDOWS TO RECEIVE 1X FT. BUCKING. SUBMIT SHOP DRAWINGS AND FIELD VERIFY ALL WINDOW R.O. DIMENSIONS BEFORE PUTTING THE BLOCK AND CO. IN PLACE.
- ALL GLAZING AT HAZARDOUS LOCATIONS SUCH AS TUB, SHOWER ENCLOSURES, WINDOWS, FRENCH DOORS, DOOR SIDELIGHTS, SHALL BE CATEGORY "1" SAFETY GLASS AS PER SECTION 2406.1 OF THE F.B.C.
- DOOR AND WINDOW MANUFACTURERS SHALL VERIFY THAT ANY GLAZING USED IN EXTERIOR WALLS SHALL MEET WIND LOAD DESIGNS AS SPECIFIED IN CHAPTER 16 OF THE F.B.C. DOORS AND WINDOWS MUST MEET IMPACT REQUIREMENTS OR BE PROTECTED BY HURRICANE SHUTTERS THAT MEET THE CODE.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF. THE MINIMUM NET OPENING HEIGHT AND WIDTH DIMENSIONS SHALL BE 24 IN. AND 20 IN. RESPECTIVELY. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" AFF.
- WINDOWS SHOULD BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. WINDOWS SHOULD REQUIRE NO MORE THAN 5 LBS. (22N) TO OPEN OR CLOSE.
- GRAB BARS SHOWN IN THE PLAN ARE FOR FUTURE ONLY. PROVIDE BACKING FOR MOUNTING THESE GRAB BARS.
- ACCESSIBLE TOILET SEAT SHALL BE BETWEEN 17" AND 19" ABOVE THE FLOOR.
- ACCESSIBLE LAVATORY SHALL BE NO MORE THAN 34" HIGH AND WITH AT LEAST 28" HIGH CLEARANCE UNDER THE FRONT EDGE. IT SHALL HAVE A FAUCET THAT IS EASILY OPERABLE AND USABLE WITH ONE HAND, WITHOUT TIGHT GRASPING, FINCHING, OR TWISTING OF THE WRIST.
- ALL CABINETS PAINT GRADE (PRE-FINISHED)
- ALL DOORS PAINT GRADE (PRE-FINISHED)
- DOOR CASINGS 2" WITH SCALLOP PROFILE

ROOM FINISH SCHEDULE - UNITS 204, 208, 304, 308, 404, 408

ROOM NAME	FLOOR	BASE	WALL	CEILING	CLG. HGT.	REMARKS
		CERAMIC TILE	LAMINATE FLOORING	NONE	5 1/4" WOOD	TILE
		NONE	NONE	PAINTED GYP. BD.	PAINTED STUCCO	
		NONE	NONE	PAINTED GYP. BD.	PAINTED STUCCO	
FOYER - R#1 101		X	X	X	8'-6"	
KITCHEN - R#1 102		X	X	X	8'-6"	
FAMILY ROOM - R#1 103		X	X	X	VARIES	
MASTER BEDROOM - R#1 104		X	X	X	10'-0"	
DRESSING AREA - R#1 105		X	X	X	8'-6"	
MASTER W.C. - R#1 106		X	X	X	8'-6"	
MASTER BATHROOM - R#1 107		X	X	X	8'-6"	
TOILET ROOM - R#1 108		X	X	X	10'-0"	
BEDROOM 1 - R#1 109		X	X	X	8'-6"	
BEDROOM 2 - R#1 110		X	X	X	10'-0"	
W.C. 1 - R#1 111		X	X	X	8'-6"	
HALLWAY - R#1 112		X	X	X	8'-6"	
HVAC - R#1 113		X	X	X	8'-6"	
HALF BATH - R#1 114		X	X	X	8'-6"	
LAUNDRY - R#1 115		X	X	X	8'-6"	
BALCONY 1 - R#1 116		X	X	X	10'-0"	
BALCONY 2 - R#1 117		X	X	X	10'-0"	

MARK	SIZE		TYPE	Style	MATL.	FRAME	THRESHOLD	HARDWARE SET #	NOTES
	WD	HGT							
1	3'-0"	7'-0"	A	Hinged - Single - Exterior	H.C. WD.	WD	ALUM.	1	1-HR FIRE RATED/ SELF CLOSING
2	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
3	(2) 2'-6"	6'-8"	C	Sliding - Double	H.C. WD.	WD	--	4	
4	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
5	2'-6"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
6	(3) 3'-0"	8'-0"	E	Sliding - Exterior	H.C. WD.	WD	ALUM.	4	
7	(3) 3'-0"	8'-0"	E	Sliding - Exterior	H.C. WD.	WD	ALUM.	4	
8	(2) 3'-0"	8'-0"	D	Hinged - Double	H.C. WD.	WD	ALUM.	1	
9	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	3	
10	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
11	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	3	
12	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
13	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
14	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
15	2'-6"	6'-8"	F	Bi-fold - Single	H.C. WD.	WD	--	4	



F.B.C. ACCESSIBILITY-FAIR HOUSING GUIDELINES		
REQUIREMENT 1	ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.	MET
REQUIREMENT 2	ACCESSIBLE AND USABLE PUBLIC AND COMMON AREAS.	MET
REQUIREMENT 3	USABLE DOORS.	MET
REQUIREMENT 4	ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNITS.	MET
REQUIREMENT 5	LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS	MET
REQUIREMENT 6	REINFORCED WALLS FOR GRAB BARS	MET
REQUIREMENT 7	USABLE KITCHEN AND BATHROOMS	MET

NOTE: ALL UNITS ON FIRST FLOOR ARE ACCESSIBLE

KEY PLAN

FLOORS 2, 3, & 4 SCALE: 1/8"=1'-0"

ELECTRICAL LEGEND		
NOTES	DEFINITION	SYMBOL
1/2" OF OUTLET WIRED TO SWITCH	110V OUTLET	
	110V OUTLET	
	PENDANT LIGHT	
	2" LIGHT STRIP	
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
	6" VAPOR PROOF RECESSED LIGHT	
ELECTRICAL LEGEND		
NOTES	DEFINITION	SYMBOL
VERIFY DIMMER LOCATIONS	4" RECESSED CAN	
WIRE FOR FUTURE FAN	CEILING MTD. LIGHT	
VENT. TO EXTER.	VENT. FAN	
	COVERED LIGHT	
VERIFY HEIGHT	CHANDALIER	
UNDER CABINET	LED STRIP LIGHT	
BATTERY BACKUP	COMBO SMOKE DETECTOR / CARBON MONOXIDE DETECTOR	

REFLECTED CEILING PLAN

SCALE: 3/16"=1'-0"

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		

PROJECT NO.	DATE
2020022490	5/20/2022

UNIT 'A' 2 BEDROOM
PLANS/ SCHEDULES

NEW DEVELOPMENT FOR:

SEASAME STREET APARTMENTS

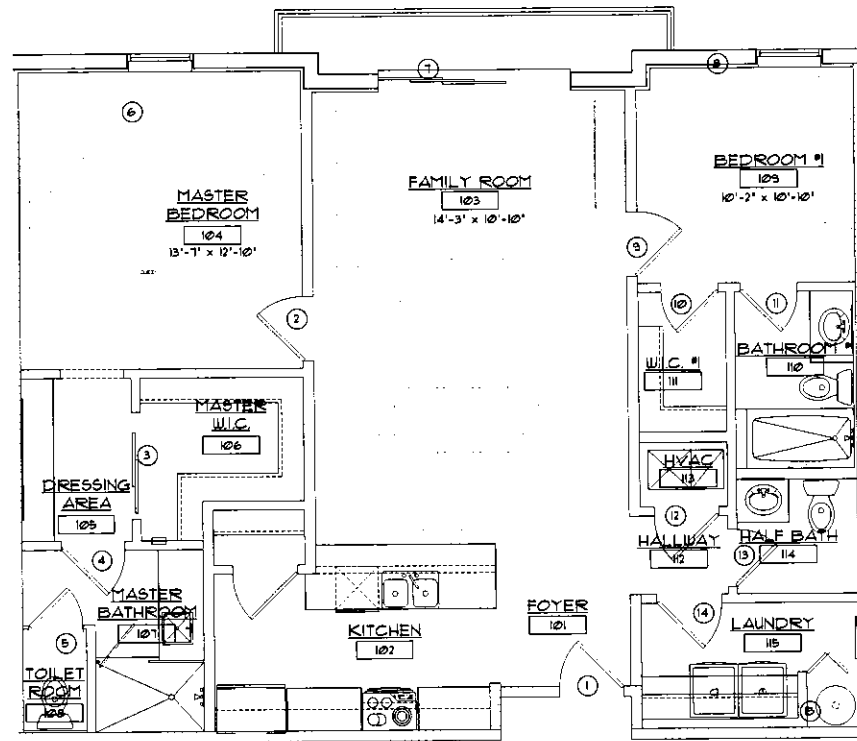
OPA-LOCKA, FLORIDA

RABITS & ROMANO
ARCHITECTURE
PLANNING AND DESIGN
245 SOUTH HIGHLAND ST
SUITE 9, MOUNT DORA, FL 32757
TEL: (352) 382-1001
FAX: (352) 382-1055
info@rabitsandromano.com
www.rabitsandromano.com

SIGN/SEAL

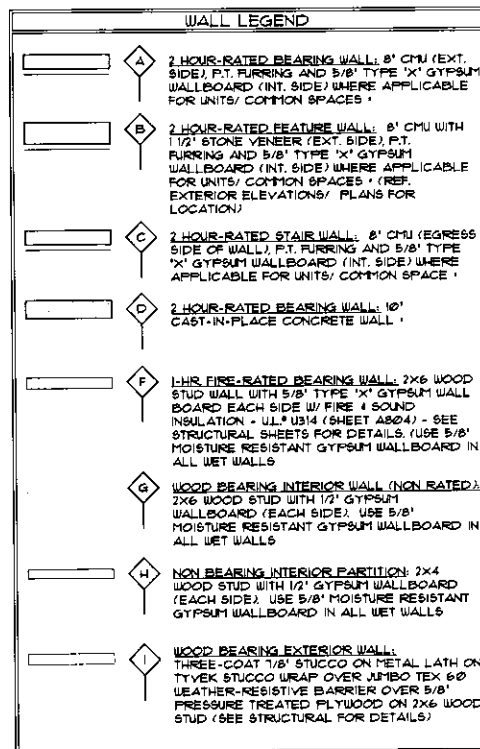
DATE

SHEET
A401
OF
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UNIT FLOOR PLAN

SCALE: 1/4"=1'-0"



HARDWARE SCHEDULE

- LOCKSET ADA APPROVED LEVER 3 HINGES DOOR STOP
- PRIVACY SET ADA APPROVED LEVER 3 HINGES DOOR STOP
- PASSAGE SET ADA APPROVED LEVER 1-1/2 PR. HINGES DOOR STOP
- HARDWARE PER DOOR MANUFACTURER

NOTES:

- SMOKE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH FBC 907.3.1.2

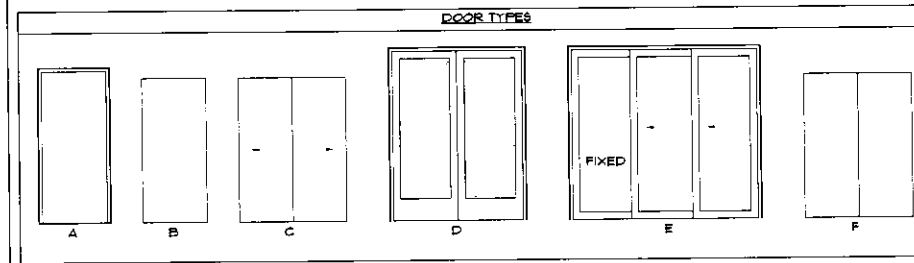
NOTES:

- ALL DOORS TO EXTERIOR SHALL HAVE WEATHER STRIPPING & THRESHOLD.
- ALL WINDOWS TO RECEIVE 1X FT. BUCKING. SUBMIT SHOP DRAWINGS AND FIELD VERIFY ALL WINDOW R.O. DIMENSIONS BEFORE PUTTING THE BLOCK AND CONC. POUR.
- ALL GLAZING AT HAZARDOUS LOCATIONS SUCH AS TUB, SHOWER ENCLOSURES, WINDOWS, FRENCH DOORS, DOOR SIDELIGHTS, SHALL BE CATEGORY "1" SAFETY GLASS AS PER SECTION 2406.1 OF THE F.B.C.
- DOOR AND WINDOW MANUFACTURERS SHALL VERIFY THAT ANY GLAZING USED IN EXTERIOR WALLS SHALL MEET WIND LOAD DESIGNS AS SPECIFIED IN CHAPTER 16 OF THE F.B.C. DOORS AND WINDOWS MUST MEET IMPACT REQUIREMENTS OR BE PROTECTED BY HURRICANE SHUTTERS THAT MEET THE CODE.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF. THE MINIMUM NET OPENING HEIGHT AND WIDTH DIMENSIONS SHALL BE 24 IN. AND 20 IN. RESPECTIVELY. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" AFF.
- WINDOWS SHOULD BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. WINDOWS SHOULD REQUIRE NO MORE THAN 5 LBS (22.2N) TO OPEN OR CLOSE.
- GRAB BARS SHOWN IN THE PLAN ARE FOR FUTURE ONLY. PROVIDE BACKING FOR MOUNTING THESE GRAB BARS.
- ACCESSIBLE TOILET SEAT SHALL BE BETWEEN 17" AND 19" ABOVE THE FLOOR.
- ACCESSIBLE LAVATORY SHALL BE NO MORE THAN 34" HIGH AND WITH AT LEAST 29" HIGH CLEARANCE UNDER THE FRONT EDGE. IT SHALL HAVE A FAUCET THAT IS EASILY OPERABLE AND USABLE WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
- ALL CABINETS PAINT GRADE (PRE-FINISHED)
- ALL DOORS PAINT GRADE (PRE-FINISHED)
- DOOR CASINGS 2" WITH SCALLOP PROFILE

ROOM FINISH SCHEDULE - UNITS 204, 208, 304, 308, 404, & 408

ROOM NAME	FLOOR	BASE	WALL	CEILING	CLG. HGT.	REMARKS
		CERAMIC TILE	LAMINATE FLOORING	NONE	8'-6"	
		NONE	5 1/2" WOOD TILE	NONE	8'-6"	
		NONE	PAINTED GYP. BD.	PAINTED STUCCO	10'-0"	
		NONE	PAINTED STUCCO	PAINTED STUCCO	10'-0"	
FOYER - RM. 101		X	X	X	8'-6"	
KITCHEN - RM. 102		X	X	X	8'-6"	
FAMILY ROOM - RM. 103		X	X	X	VARIES	
MASTER BEDROOM - RM. 104		X	X	X	10'-0"	
DRESSING AREA - RM. 105		X	X	X	8'-6"	
MASTER W.C. - RM. 106		X	X	X	8'-6"	
MASTER BATHROOM - RM. 101		X	X	X	8'-6"	
TOILET ROOM - RM. 103		X	X	X	10'-0"	
BEDROOM #1 - RM. 102		X	X	X	8'-6"	
BATHROOM #1 - RM. 101		X	X	X	10'-0"	
W.C. #1 - RM. 106		X	X	X	8'-6"	
HALLWAY - RM. 102		X	X	X	8'-6"	
HVAC - RM. 103		X	X	X	8'-6"	
HALF BATH - RM. 104		X	X	X	8'-6"	
LAUNDRY - RM. 105		X	X	X	8'-6"	
BALCONY #1 - RM. 106		X	X	X	10'-0"	
BALCONY #2 - RM. 101		X	X	X	10'-0"	

MARK	UD	HGT	TYPE	Style	MATL	FRAME	THRESHOLD	HARDWARE SET #	NOTES
1	3'-0"	7'-0"	A	Hinged - Single - Exterior	H.C. UD.	UD	ALUM.	1	1-HR FIRE RATED/ SELF CLOSING
2	3'-0"	6'-8"	B	Hinged - Single	H.C. UD.	UD	--	2	
3	(2) 2'-6"	6'-8"	C	Sliding - Double	H.C. UD.	UD	--	4	
4	3'-0"	6'-8"	B	Hinged - Single	H.C. UD.	UD	--	2	
5	2'-6"	6'-8"	B	Hinged - Single	H.C. UD.	UD	--	2	
6	(3) 3'-0"	8'-0"	E	Sliding - Exterior	H.C. UD.	UD	ALUM.	4	
7	(2) 3'-0"	8'-0"	E	Sliding - Exterior	H.C. UD.	UD	ALUM.	4	
8	(2) 3'-0"	8'-0"	D	Hinged - Double	H.C. UD.	UD	ALUM.	1	
9	3'-0"	6'-8"	B	Hinged - Single	H.C. UD.	UD	--	3	
10	3'-0"	6'-8"	B	Hinged - Single	H.C. UD.	UD	--	2	
11	3'-0"	6'-8"	B	Hinged - Single	H.C. UD.	UD	--	3	
12	3'-0"	6'-8"	B	Hinged - Single	H.C. UD.	UD	--	2	
13	3'-0"	6'-8"	B	Hinged - Single	H.C. UD.	UD	--	2	
14	3'-0"	6'-8"	B	Hinged - Single	H.C. UD.	UD	--	2	
15	2'-6"	6'-8"	F	BI-fold - Single	H.C. UD.	UD	--	4	



F.B.C. ACCESSIBILITY-FAIR HOUSING GUIDELINES		
REQUIREMENT 1	ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.	MET
REQUIREMENT 2	ACCESSIBLE AND USABLE PUBLIC AND COMMON AREAS.	MET
REQUIREMENT 3	USABLE DOORS.	MET
REQUIREMENT 4	ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNITS.	MET
REQUIREMENT 5	LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS	MET
REQUIREMENT 6	REINFORCED WALLS FOR GRAB BARS	MET
REQUIREMENT 7	USABLE KITCHEN AND BATHROOMS	MET

NOTE: ALL UNITS ON FIRST FLOOR ARE ACCESSIBLE

KEY PLAN

FLOORS 2, 3, & 4

SCALE: 1/8"=1'-0"

ELECTRICAL LEGEND		
NOTES	DEFINITION	SYMBOL
1/2" OF OUTLET WIRE TO SWITCH	110V OUTLET	
	110V OUTLET	
	PENDANT LIGHT	
	2' LIGHT STRIP	
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
	6" VAPOR PROOF RECESSED LIGHT	
ELECTRICAL LEGEND		
NOTES	DEFINITION	SYMBOL
VERIFY DIMMER LOCATIONS	4" RECESSED CAN	
WIRE FOR FUTURE FAN	CEILING MTD. LIGHT	
VENT. TO EXTER.	VENT. FAN	
	COVERED LIGHT	
VERIFY HEIGHT	CHANDALIER	
UNDER CABINET	LED STRIP LIGHT	
BATTERY BACKUP	CORBO SMOKE DETECTOR / CARBON MONOXIDE DETECTOR	

REFLECTED CEILING PLAN

SCALE: 3/16"=1'-0"

REVISIONS	PROJECT NO.	DATE
1	20240201-01	5/20/2022
2		
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UNIT 'B' 2 BEDROOM
PLANS/ SCHEDULES

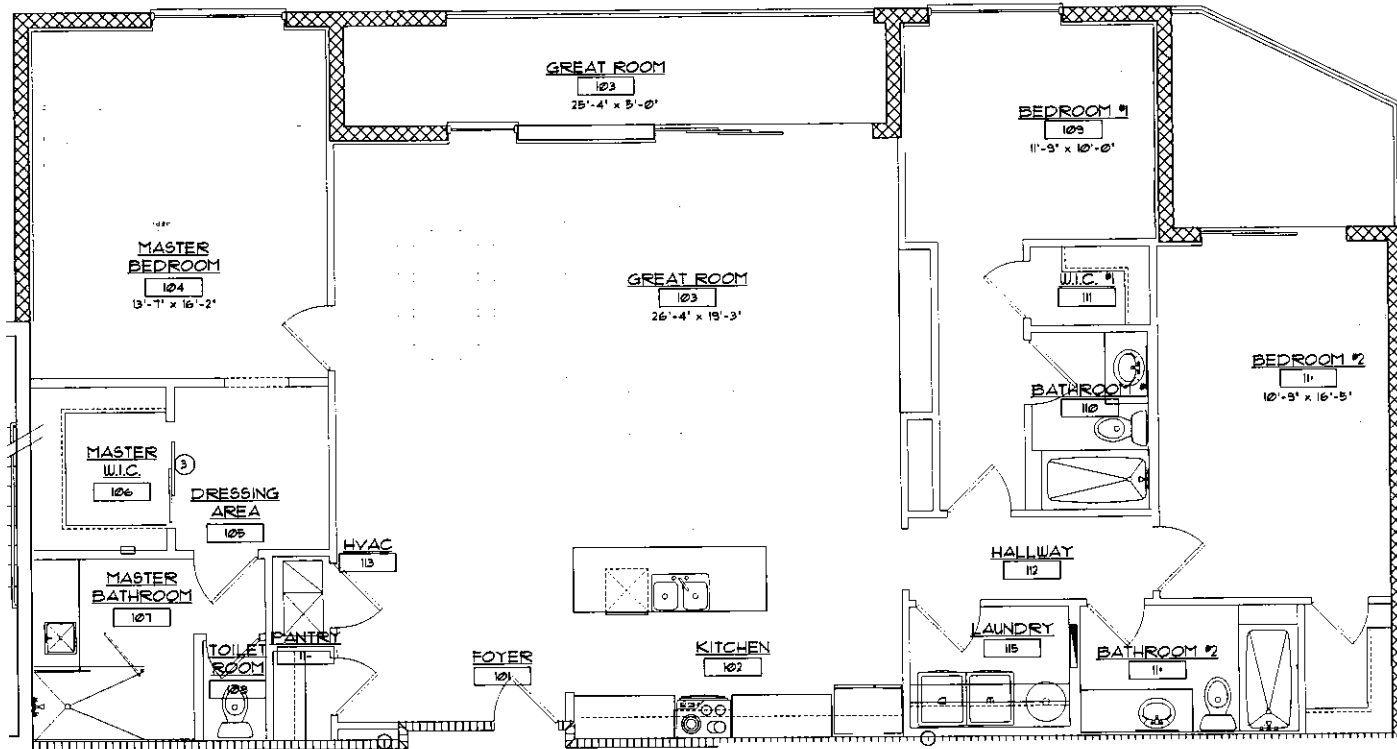
NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS
OPA-LOCKA, FLORIDA

RABITS & ROMANO
ARCHITECTURE
PLANNING AND DESIGN
245 SOUTH LUGBURN AVE SUITE 900 APT 100A, FT. 32757
TEL: 352-385-1130
FAX: 352-385-1055
info@rabitsandromano.com
www.rabitsandromano.com

SIGN/SEAL

DATE

SHEET
A402
OF
11



UNIT FLOOR PLAN

SCALE: 1/4"=1'-0"

WALL LEGEND	
	2 HOUR-RATED BEARING WALL: 8" CMU (EXT. SIDE) P.T. RIGGING AND 5/8" TYPE 'X' GYPSUM WALLBOARD (INT. SIDE) WHERE APPLICABLE FOR UNITS/ COMMON SPACES.
	2 HOUR-RATED FEATURE WALL: 8" CMU WITH 1 1/2" STONE VENEER (EXT. SIDE) P.T. RIGGING AND 5/8" TYPE 'X' GYPSUM WALLBOARD (INT. SIDE) WHERE APPLICABLE FOR UNITS/ COMMON SPACES. (REF. EXTERIOR ELEVATIONS/ PLANS FOR LOCATION)
	2 HOUR-RATED STAIR WALL: 8" CMU (EGRESS SIDE OF WALL) P.T. RIGGING AND 5/8" TYPE 'X' GYPSUM WALLBOARD (INT. SIDE) WHERE APPLICABLE FOR UNITS/ COMMON SPACES.
	2 HOUR-RATED BEARING WALL: 10" CAST-IN-PLACE CONCRETE WALL.
	1-HR FIRE-RATED BEARING WALL: 2x6 WOOD STUD WALL WITH 5/8" TYPE 'X' GYPSUM WALLBOARD EACH SIDE W/ FIRE 4 SOUND INSULATION - ULL-1314 (SHEET A804) - SEE STRUCTURAL SHEETS FOR DETAILS. (USE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD IN ALL WET WALLS)
	WOOD BEARING INTERIOR WALL (NON RATED): 2x6 WOOD STUD WITH 1/2" GYPSUM WALLBOARD (EACH SIDE). USE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD IN ALL WET WALLS
	NON BEARING INTERIOR PARTITION: 2x4 WOOD STUD WITH 1/2" GYPSUM WALLBOARD (EACH SIDE). USE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD IN ALL WET WALLS
	WOOD BEARING EXTERIOR WALL: THREE-COAT 1/8" STUCCO ON METAL LATH ON TYVEK STUCCO WRAP OVER JAMBO TEX 60 WEATHER-RESISTIVE BARRIER OVER 5/8" PRESSURE TREATED PLYWOOD ON 2x6 WOOD STUD (SEE STRUCTURAL FOR DETAILS)

HARDWARE SCHEDULE

- LOCKSET ADA APPROVED LEVER 3 HINGES DOOR STOP
- PRIVACY SET ADA APPROVED LEVER 3 HINGES DOOR STOP
- PASSAGE SET ADA APPROVED LEVER 1-1/2 PR. HINGES DOOR STOP
- HARDWARE PER DOOR MANUFACTURER

NOTES:

- SMOKE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH FBC 907.13.112

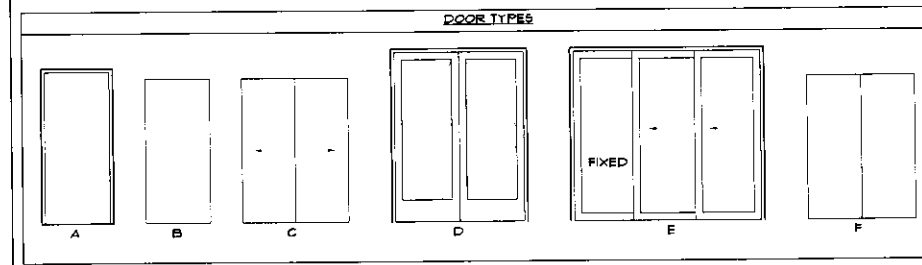
NOTES:

- ALL DOORS TO EXTERIOR SHALL HAVE WEATHER STRIPPING & THRESHOLD.
- ALL WINDOWS TO RECEIVE 1X PT. BUCKING. SUBMIT SHOP DRAWINGS AND FIELD VERIFY ALL WINDOW R.O. DIMENSIONS BEFORE PUTTING THE BLOCK AND CONC. POUR.
- ALL GLAZING AT HAZARDOUS LOCATIONS SUCH AS TUB, SHOWER ENCLOSURES, WINDOWS, FRENCH DOORS, DOOR SIDELIGHTS, SHALL BE CATEGORY "1" SAFETY GLASS AS PER SECTION 2406.1 OF THE F.B.C.
- DOOR AND WINDOW MANUFACTURERS SHALL VERIFY THAT ANY GLAZING USED IN EXTERIOR WALLS SHALL MEET WIND LOAD DESIGNS AS SPECIFIED IN CHAPTER 16 OF THE F.B.C. DOORS AND WINDOWS MUST MEET IMPACT REQUIREMENTS OR BE PROTECTED BY HURRICANE SHUTTERS THAT MEET THE CODE.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF. THE MINIMUM NET OPENING HEIGHT AND WIDTH DIMENSIONS SHALL BE 24 IN. AND 20 IN. RESPECTIVELY. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" AFF.
- WINDOWS SHOULD BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. WINDOWS SHOULD REQUIRE NO MORE THAN 5 LBS (22.2N) TO OPEN OR CLOSE.
- GRAB BARS SHOWN IN THE PLAN ARE FOR FUTURE ONLY. PROVIDE BACKING FOR MOUNTING THESE GRAB BARS.
- ACCESSIBLE TOILET SEAT SHALL BE BETWEEN 17" AND 19" ABOVE THE FLOOR.
- ACCESSIBLE LAVATORY SHALL BE NO MORE THAN 34" HIGH AND WITH AT LEAST 29" HIGH CLEARANCE UNDER THE FRONT EDGE. IT SHALL HAVE A FAUCET THAT IS EASILY OPERABLE AND USABLE WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
- ALL CABINETS PAINT GRADE (PRE-FINISHED)
- ALL DOORS PAINT GRADE (PRE-FINISHED)
- DOOR CASINGS 2" WITH SCALLOP PROFILE

ROOM FINISH SCHEDULE - UNITS 204, 208, 304, 308, 404, & 408

ROOM NAME	FLOOR	BASE	WALL	CEILING	CLG. HGT.	REMARKS
	CERAMIC TILE	LAMINATE FLOORING	NONE	NONE		
		5/4" WOOD TILE	NONE	PAINTED GYP. BD.		
			PAINTED STUCCO	PAINTED GYP. BD.		
				PAINTED STUCCO		
FOYER - RM. #01	X	X	X	X	8'-6"	
KITCHEN - RM. #02	X	X	X	X	8'-6"	
FAMILY ROOM - RM. #03	X	X	X	X	VARIES	
MASTER BEDROOM - RM. #04	X	X	X	X	10'-0"	
DRESSING AREA - RM. #05	X	X	X	X	8'-6"	
MASTER W.C. - RM. #06	X	X	X	X	8'-6"	
MASTER BATHROOM - RM. #07	X	X	X	X	8'-6"	
TOILET ROOM - RM. #08	X	X	X	X	10'-0"	
BEDROOM #1 - RM. #09	X	X	X	X	8'-6"	
BATHROOM #1 - RM. #10	X	X	X	X	10'-0"	
W.C. #1 - RM. #11	X	X	X	X	8'-6"	
HALLWAY - RM. #12	X	X	X	X	8'-6"	
HVAC - RM. #13	X	X	X	X	8'-6"	
HALF BATH - RM. #14	X	X	X	X	8'-6"	
LAUNDRY - RM. #15	X	X	X	X	8'-6"	
BALCONY #1 - RM. #16		X	X	X	10'-0"	
BALCONY #2 - RM. #17		X	X	X	10'-0"	

MARK	SIZE		TYPE	Style	MATL.	FRAME	THRESHOLD	HARDWARE SET #	NOTES
	WD	HGT							
1	3'-0"	7'-0"	A	Hinged - Single - Exterior	H.C. WD.	WD	ALUM.	1	1-HR FIRE RATED/ SELF CLOSING
2	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
3	(2) 2'-6"	6'-8"	C	Sliding - Double	H.C. WD.	WD	--	4	
4	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
5	2'-6"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
6	(3) 3'-0"	8'-0"	E	Sliding - Exterior	H.C. WD.	WD	ALUM.	4	
7	(3) 3'-0"	8'-0"	E	Sliding - Exterior	H.C. WD.	WD	ALUM.	4	
8	(2) 3'-0"	8'-0"	D	Hinged - Double	H.C. WD.	WD	ALUM.	1	
9	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
10	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
11	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	3	
12	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
13	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
14	3'-0"	6'-8"	B	Hinged - Single	H.C. WD.	WD	--	2	
15	2'-6"	6'-8"	F	Bi-fold - Single	H.C. WD.	WD	--	4	



F.B.C. ACCESSIBILITY-FAIR HOUSING GUIDELINES		
REQUIREMENT 1	ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE	MET
REQUIREMENT 2	ACCESSIBLE AND USABLE PUBLIC AND COMMON AREAS	MET
REQUIREMENT 3	USABLE DOORS	MET
REQUIREMENT 4	ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNITS	MET
REQUIREMENT 5	LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS	MET
REQUIREMENT 6	REINFORCED WALLS FOR GRAB BARS	MET
REQUIREMENT 7	USABLE KITCHEN AND BATHROOMS	MET

NOTE: ALL UNITS ON FIRST FLOOR ARE ACCESSIBLE

REVISIONS	1	2	3	4	5	6	7	8

PROJECT NO.	207CT201-01
DATE	5/20/2012

UNIT 'C' 3 BEDROOM
PLANS/ SCHEDULES

NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS
OPR-LOCKA, FLORIDA

RABITS & ROMANO
ARCHITECTURE
PLANNING
DESIGN
245 SOUTH LEE ROAD, SUITE 100, AUSTIN, TEXAS 78745
TEL: 512.853.1030
FAX: 512.853.1045
WWW.RABITS-AND-ROMANO.COM

SIGN/SEAL

DATE

SHEET
A403
OF
11

PLANNING & ZONING BOARD

OCTOBER
11TH

2022



Multifamily Six-Story Apartment Building: Site Plan Review APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1861, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS B & C BLK 104 & ALLEY LYG WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W205.70FT NWLY AD 22.25FT W66.69FT S75.96FT S 61 DEG W 43.44FT S 28 DEG E130FT N 61 DEG E53FT S 28 DEG E75FT N 61 DEG E75FT NELY AD 31.42FT TO POB ALL LYG NLY OF ALI BABA & WLY OF SESAME LOT SIZE 29179 SQ FT OR 20449-3731 0602 6 COC 22547-0601 07 2004 6

- The proposed project consists of the construction of a six-story multi-family building on this vacant 29,179 square foot or 0.669 Acre site which is owned by NE 113 TER, LLC according to Miami Dade Property appraiser's website.



← WEST ALI BABA AVE & SESAME STREET EAST →



← EAST SESAME ST. & FISHERMAN ST. WEST →

II. Project Details

- Applicant's intent**

The Applicant/Owner, Aron Herezl, Ari Hertz, Harry B. Joseph c/o NE 113 Ter, LLC intends to construct a six-story multifamily building that will provide forty, two-bedroom units and provide five, three-bedroom units and provide fifty at grade parking spaces. The applicant also intends to provide landscaping in accordance with the City Land Development Regulations. In accordance with the requirements of the City of Opa-locka Land Development Regulations the applicant has submitted two development requests:

1. Site Plan Review;
2. Development Agreement Review.

Site Computations & Land Development Regulation / Zoning Code			Table 1
Applicant	Aron Herezl/Ari Hertz, Harry B. Joseph c/o NE 113 Ter, LLC		
Folio Number (s)	Opa-locka: 08-2121-004-1861;		
Address Location	Corner of Sesame Street and Ali Baba Ave		
Building (s) Footprint	Building Footprint/Building Coverage	16,132 SF	
	Roofed Apartment Area	75,325 SF	
	Roofed Commercial Area	1,650 SF (shell is 1,542 sq ft)	
	Greenspace/Landscape Area – X,xxx SF		
Floor Area Ratio	<1.0 FAR .N/A		
Zoning	R-3 – Moderate Density Residential		
Zoning Code Consistency	The construction of a multifamily apartment building is consistent with the R-3 Zoning Code		
Existing Land Use	Moderate Density Residential		
Future Land Use Designation	Moderate Density Residential		
Comprehensive Plan Consistency	- The construction of a multifamily apartment building is consistent with the Comprehensive Plan with the requested property having a zoning designation of R-3.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-79; Article IV Sec. 22-85, Article 22-95, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD			
Front	REQUIRED	PROPOSED	COMPLIANCE
	25 Feet	25".	YES
Rear	25 Feet	25" Feet	Yes
Side Interior	15 Feet	15" Feet	YES
Side Street	20 Feet	20"	Yes
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	80%	6,526 (75%)	Yes
(Max Impervious Area)			
Lot Density	9-12 Units 750 SF / 2BR Units	6 Units / 950 SF / 2 BR Units	YES
Lot Size	9,600 SF	8,714 SF	No-

Lot Width		3.82 Acres	Variance Request
	N/A	N/A	N/A
Building Height	4 Stories or 50 Feet whichever less	Apartment Building: 4 Stories/ 50 Feet	YES
Structure Length	N/A	N/A	N/A
Landscaping	Total Landscaping Area	X,XXX	?
Parking Details	Residential -Five or More Units on a single lot for Two Bedrooms: 1.5 parking spaces per Unit	1.5 parking spaces per 2 BR unit / 60 parking spaces. 2.0 parking spaces per 3 BR unit/ 10 parking spaces. 70 parking spaces (70 x 35% =45.5 parking spaces 3 parking spaces for retail space. TOT PK-48.5 2 HC parking space	YES
Landscape/ Pervious Lot Coverage	10% minimum required pervious	25% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Wednesday, September 28th, 2022. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, October 11th, 2022. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this Site Plan request and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

• Overall Analysis

Existing Conditions:

- The Subject Property is generally surrounded by residential properties to the west, east, north and south with ingress and egress to the site on Kalandar Street and on Sesame Street.
- No Sidewalk alongside the north edge of the Property on Sesame Street or on the west edge of the property on Kalandar Street.
- Across the street, (West of this site) is a multi-family four unit residential development.
- Property is currently vacant and undeveloped.

Surrounding Zoning Designation Map

The Site is highlighted in image



Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Residential	Moderate Density Residential	R-3
South	Industrial	Industrial	I-3
East	Residential/Commercial	Downtown Mixed Use	R-3/B-2
West	Residential	Moderate Density Residential	R-3

- General Character / Neighborhood Compatibility:** The proposed development use will be in Harmony with the general character of the surrounding neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions?

COMPLIES

- **Findings:**
 - The proposed development use 'Multi-Family apartment development' is in harmony with the general characteristic of the surrounding neighborhood: Residential Uses

- **Tree Preservation:** Compliance with Tree Preservation Ordinance required pursuant to City ORDINANCE NO.10-03

SILENT

- **Findings:**
 - The Applicant is proposing to include a variety of trees and plants to landscape this site however they did not provide the quantity and locations for their placement.
(Please see attached Landscape Plan for Trees detailed information).

- **Fence:** All fences constructed on property perimeters shall be in accordance with the requirements of the Land Development Regulation Section 22-134., however if additional walls, fences or hedges are installed they shall also comply with the requirements of this Section.

- **Findings:**
 - The Applicant may install a fence or a wall in accordance with the LDR.

- **Future Land Use:** Downtown Mixed Use

- **Findings:**
 - According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Downtown Mixed Use land use designation category.

COMPLIES

- **R-3 (Moderate Density Residential) Permitted Uses:** Project Specific: *Multi-Family Residential Development*

- **Findings:**
 - According to the City's Land Development Regulation/ Zoning Code R-3 (Moderate Density Residential District) allows for Multi-Family Residential Development. This request is for Site Plan Approval.

COMPLIES

- **Community Comments/Petitions:** The Applicant verbally informed the Planning and Community development Department that petitions were submitted to the surrounding property owners for signatures, comments or possible opposition.

- **Findings:** The Planning and community Development Department has not received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

III. **Project Need Assessment / other Required Approvals**

1. Site Plan Review 2. Development Agreement
 - Application(s) submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, October 11th, 2022

IV. **Development Review Committee (DRC): Meeting Review Comments**

1. **Capital Improvement Project (CIP):**
 - No issues reported for the proposed Site Plan
2. **Building:**

- N/A
- 3. **Police:**
 - N/A
- 4. **Community Redevelopment Agency (CRA):**
 - Comments pending
- 5. **City Manager's Office (CMO):**
 - N/A
- 6. **Code Enforcement:**
 - N/A
- 7. **City Attorney's Office:**
 - Development Agreement under review
- 8. **Public works:**
 - Comments pending
- 9. **Inter-jurisdictional Review:**
 - N/A

V. Staff Recommendation:

- Staff recommend Deferral of this Site Plan Review request pending submittal of a traffic impact statement/study and the appropriate landscaping specifics.
-

VI. Attachments:

- Site Plan

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

I. Planning and Zoning Board Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)

Resolution No. 2022-10-11-04,

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING MINIMUM LOT VARIANCE APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1861, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.;

WHEREAS, applicant has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED ☐ DATE: 10-11-2022
 - b. DENIED ☐
 - c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / __
- 2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:
 - a.
 - b.

*** The Planning and Zoning Board Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

Chairperson or Designee

The Following changes/recommendations are updates based on the Planning and Zoning Board Meeting discussions in regards to the proposed Concrete Batching Plant and Finished Concrete Production Company Facility.

RESOLUTION NO. 22-XXXXXXX

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1861, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the applicant, NE 113 Ter, LLC intends to construct a six-story multi-family building that will provide 45 apartment units and 50 parking spaces; and

WHEREAS, the applicant further intends to provide 1,600 square feet of retail space and landscaping in accordance with the City of Opa-Locka's Land Development Regulations; and

WHEREAS, the Applicant, has submitted a request for a Developer Agreement pertaining to the construction of a multi-family residential building in the Moderate Density Residential Zoning District (R-3); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the Developer Agreement application of NE 113 TER, LLC and has determined that the responsibilities for expansion, extensions and reimbursement schedules, if any, are consistent with the improvements and will meet the new level of service of the project proposed consistent with the City's Land Development Regulations; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the Developer Agreement as provided herein and attached as Exhibit "A".

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals.

The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL.

Approval/Denial of Developer Agreement. The Planning & Zoning Board of the City of Opa-Locka hereby recommends approval / denial of the Developer Agreement for the construction of a six-story multi-family building that will provide 45 apartment units and 50 parking spaces on the property located at the corner of Sesame Street and Ali Baba Avenue and Identified by folios 08-2121-004-1861, in the R-3 Zoning District and attached hereto as Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2022.

Elio Guerrero, Chairman

ATTEST:

Kinshannta Hall, Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Board Member Mata	_____
Board Member Hibbert	_____
Board Member Barnes	_____
Board Member Johnson	_____
Board Member Mangham	_____
Chairman Guerrero	_____

Received:
By:
Date:

“ THE GREAT CITY “



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2020-2021

TOTAL FEES: \$ 3500 New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates 1st Tuesday of Each Month)

Date Application Found Sufficient

October 5, 2021
November 2, 2021
December 7, 2021
January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022
August 2, 2022
September 6, 2022

August 20, 2021
September 17, 2021
October 15, 2021
November 19, 2021
December 17, 2021
January 14, 2022
February 18, 2022
March 18, 2022
April 15, 2022
May 20, 2022
June 17, 2022
July 22, 2022

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.
2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.
3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. (*time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings*).
4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.
5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1503
Facsimile: 305-953-3060

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: 06-17-22

PROPERTY OWNER'S NAME: NE 113 TER LLC

PROPERTY OWNER'S ADDRESS: 500 4th Ave Suite #3 Brooklyn, NY 1121
Number/Street City State/Zip Code

APPLICANT'S NAME: Q- Realty

APPLICANT'S ADDRESS: 500 4th Ave Suite #3 Brooklyn, NY 1121
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 561-584-0461 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: Vacant Lot at corner of Sesame Street, Opa-locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2121-004-186 PRESENT ZONING: R-3(Moderate Density Residential District)

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2, PB34-76, PORT OF TRS B&C BLK 104 & ALLEY LY

WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W205.70FT NWLY AD 22.25FT W66.69FT S75.98FT S61 DEG W 43.44FT S 28 DEG E130FT N61 DEG E53FT S

Please check specific request:

☐ Tentative Plat

☐ Final Plat

☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment below)

☐ Rezoning

☐ Drainage Plan

☐ Fill Permit Request

☐ Preliminary Site Plan Review

☐ Final Site Plan Review

☐ Conditional Use Permit – No Plans

☐ Conditional Use Permit – With Plans

☐ Special Exception – No Plans

☐ Special Exception – With Plans

☒ Development Agreement

☐ Restrictive Covenant

☐ Other – Please specify: _____

Add any additional information that may be of importance to this request:

Reference to Ordinance 15-13

Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

- _____ Completed application form
- _____ Application fee payable to the City of Opa-locka by check or money order
- _____ Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- _____ Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)
- _____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- _____ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- _____ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- _____ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies
- _____ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- _____ Narrative concept must be submitted with application

AFFIDAVIT

I, Ari Hertz, being first duly sworn, depose and say that I am the **OWNER** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature

Date

Sworn to and subscribed before me:

This 01 day of MAY, 2022

Notary Public

Attach copy of identification

My commission expires

03/03/2026



DAILIEN CALDERON
Notary Public
State of Florida
Comm# HH235800
Expires 3/3/2026



Received:

By:

Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From: Q - Realty

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I Ari Hertz, being first duly sworn, depose and say that I am the owner of the property legally described as:

I do give to Harry B. Joseph the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Harry B. Joseph to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature

Date

Sworn to and subscribed before me:

This 01 day of may - 2022

Notary Public

My commission expires: 03/03/2026

DAILIEN CALDERON
Notary Public
State of Florida
Comm# HH235800
Expires 3/3/2026



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
NE 113 TER LLC

Filing Information

Document Number	L20000244169
FEI/EIN Number	85-3546430
Date Filed	08/11/2020
Effective Date	08/11/2020
State	FL
Status	ACTIVE

Principal Address

500 4TH AVE
SUITE #3
BROOKLYN, NY 11215

Mailing Address

500 4TH AVE
SUITE #3
BROOKLYN, NY 11215

Registered Agent Name & Address

HERCZL, ARON
4577 N NOB HILL RD
SUITE 209
SUNRISE, FL 33351

Address Changed: 01/28/2021

Authorized Person(s) Detail

Name & Address

Title MGR

HERCZL, ARON
500 4TH AVE, SUITE #3
BROOKLYN, NY 11215

Annual Reports

Report Year	Filed Date
2021	01/28/2021

2022	03/03/2022
<u>Document Images</u>	
03/03/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
08/11/2020 -- Florida Limited Liability	View image in PDF format

LETTER OF INTENT

Thursday, August 5, 2021

This letter of intent is to discuss with zoning officials and community development officials to discuss our plans for a mixed-use development project on our vacant lot at the corner of Sesame Street, Opa Locka, FL 33054. The owner of this property is NE 113 TER LLC and the principal name is Aron Herczl also known as Ari Hertz. Mailing address is 500 4th ave 3 Brooklyn Ny, 11215

Property: Folio: 08-2121-004-1861, Vacant Lot at corner of Sesame Street, Opa Locka, FL 33054

Municipality: City of Opa Locka

Premises: Vacant Lot at corner of Sesame Street, Opa Locka, FL 33054
Property consists of approximately 29,179 sq ft

Use of Premises: Zoned R3.

Respectfully submitted,

Harry B. Joseph



Memorandum

TO: Attorney Bernadette Norris-Weeks & CAO

FROM: Gregory D. Gay, Director
Planning & Community Development Dept
Gerald Lee, Planner/Zoning Official
Planning & Community Development Dept

DATE: September 27, 2022

RE: NE 113 TERR, LLC PZAB Items for the Meeting on 10-11-22

Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:
- OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS B & C BLK 104 & ALLEY LYG WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W205.70FT NWLY AD 22.25FT W66.69FT S75.96FT S 61 DEG W 43.44FT S 28 DEG E130FT N 61 DEG E53FT S 28 DEG E75FT N 61 DEG E75FT NELY AD 31.42FT TO POB ALL LYG NLY OF ALI BABA & WLY OF SESAME LOT SIZE 29179 SQ FT OR 20449-3731 0602 6 COC 22547-0601 07 2004 6
- The proposed project consists of the construction of a six-story multi-family building on this vacant 29,179 square foot or 0.71 Acre site which is owned by NE 113 TERR, LLC according to Miami Dade Property appraiser's website and the property is identified by folio 08-2121-004-1861 at the corner of Sesame Street and Ali baba Avenue, Opa-locka, FL 33054.



← South SESAME STREET North →

II. Project Details

- **Applicant's intent**

The Applicant/property owner, NE 113 TERR, LLC intends to construct a six-story multifamily building that will provide 45 apartment units and provide fifty parking spaces. The applicant also intends to provide 1,600 square feet of retail space and landscaping in accordance with the City Land Development Regulations. In accordance with the requirements of the City of Opa-locka Land Development Regulations the applicant has submitted two development requests:

The Applicant/property owner, NE 113 TERR, LLC request the following:

1. Site Plan Review; to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3)

2. Development Agreement Review. The applicant/property owner, NE 113 TERR, LLC to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3)

END OF MEMORANDUM

Record and Return to:
(enclose self-addressed stamped envelope)

NE 113 TER LLC
500 4TH AVE
SUITE #3
BROOKLYN, NY 11215

This Instrument Prepared by:
Burnadette Norris-Weeks
City Attorney
780 Fisherman Street
4th Floor
Opa-locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA,
FLORIDA AND NE 113 TER LLC**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this ___ day of _____ 2022 ("Execution Date") by and between NE 113 TER LLC (the "Owner"), a Florida limited liability company with the mailing address of 500 4TH AVE SUITE #3 BROOKLYN, NY 11215 and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately 29,179 square feet of land located at approximately the corner of Sesame Street and Ali-Baba Avenue within the municipal boundaries of the City and identified by Miami Dade County Tax Folio Nos. 08-2121-004-1861, (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City Commission adopted Resolution Number _____, approving a Site Plan, for the Proposed Development which consist of a six-story apartment building containing over 75,300 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and 50 parking spaces for tenant parking, and the planting of native trees and shrubs on the property perimeter and X,XXX square feet of landscaped open space in accordance with the NE 113 TER LLC approved site plan; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack of certainty in the development process can result in a waste of economic and land development

resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property and wish to establish identifiable parameters for future development; and

WHEREAS, the City Commission pursuant to Resolution No.____, adopted on _____, authorizes the City Manager to execute this Agreement upon the terms and conditions set forth and listed below, and the Owner is authorized to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owners and City agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.
2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.
3. Definitions.
 - a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
 - b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
 - c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.
 - d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
 - e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, NE 113 TER LLC., (the "Owner"), a Florida limited liability company, with the mailing address of 500 4TH AVE SUITE #3 BROOKLYN, NY 11215 and/or any of its respective successors, assigns, or heirs thereof.

- f. "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.
- g. "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.
- h. "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,
- i. "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein
- j. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.
- k. "Existing Zoning" means (a) all entitlements associated with the City's approval of the NE 113 TER LLC., Site Plan, at approximately 500 4TH AVE SUITE #3 BROOKLYN, NY 11215, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-locka, including the City of Opa-locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.
- l. "Final Site Plan" means the NE 113 TER LLC., Site Plan, at approximately THE CORNER OF SESAME STREET AND ALI-BABA AVENUE, "Final Site Plan" approved by the City Commission via Resolution No. _____ for the Proposed Development which includes the construction of a four story building containing 8,675 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and 13 parking spaces for tenant parking, and the planting of native trees and shrubs on the property, X,XXX square feet of landscaped open space in accordance with the NE 113 TER LLC approved site plan as may be amended from time to time.
- m. "Governing Body" means the City of Opa-Locka's City Commission.
- n. "Initial Term" is thirty (30) years commencing on the Effective Date.
- o. "Land" means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.
- p. "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.
- q. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance 15-31.
- r. "Parties" means the City and the Owner, NE 113 TER LLC.,

- s. "Project" shall mean the NE 113 TER, LLC and development of the 29,179 square foot Property at THE CORNER OF SESAME STREET AND ALI-BABA AVENUE, and identified by Miami-Dade County Tax Folio Nos 08-2121-004-1861 (the "Property"), as described in the site plans prepared by RABITS & ROMANO ARCHITECTURE, and dated 5-20-22, which proposes the construction of a six-story residential multi-family building containing 29,179 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City and the development of 50 tenant parking spaces; the planting of native and shrubs on the property and X,XXX square feet of landscape coverage in accordance with the NE 113 TER, LLC approved site plan as may be amended from time to time.
- t. "Property" shall mean the parcel of real property defined in the preamble to this Agreement, and legally described in Exhibit "A" hereto.
- u. "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.
- v. "Resolution" shall mean City of Opa-Locka Resolution Number _____ and _____ approving the Project and this Agreement.

4. Intent. It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163.3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-locka's Land Development Regulation Code, the Ordinance, and the Resolution.

5. Effective Date. Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City, and the Owner shall act in good faith to carry out the intent of the Agreement upon the Execution Date.

6. Term of Agreement and Binding Effect. This Agreement shall run with the land, remain in full force and effect, and be binding on all parties (including the Owner) and all persons claiming under it for an Initial Term of thirty (30) years from the Effective Date, and may be extended for one or more Additional Term(s) thereafter by mutual consent of the parties subject to two public hearings pursuant to Section 163.3225, F.S. Consent to any extension or modification of this Agreement requires approval of both parties to this Agreement. No notice of termination shall be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by

and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.

7. Termination. No notice of termination shall be required by either Party upon the expiration of this agreement and thereafter the Parties hereto shall have no further obligations under this agreement.

8. Expiration / Termination / Default Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt Land Development Regulations not inconsistent with the rights granted hereunder. In the event of termination or default, no further rights under this Agreement shall exist, whether brought under a claim of vested right, estoppel or otherwise.

9. Development Conditions. In accordance with Section 163.3227(c), F.S., the Owner agrees as follows:

- a. All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project and shall be served by water and sanitary sewer main extensions as required by the city in accordance with Miami-Dade County permitting requirements.
- b. All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.
- c. All signage shall comply with all city sign code ordinance requirements.
- d. Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Project. Such items include but are not specifically limited to:
 - 1) Design of all physical structures, water bodies, private and public improvements and
 - 2) The color and dimensional characteristics of all building materials
 - 3) All landscaping, loading areas and parking spaces must be provided and maintained as shown on the site plan
- e. Owner shall preserve and maintain all buildings and structures consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this Agreement until the expiration of the Term of this Agreement as provided in paragraph 6 above. In the event of a force majeure or in the

event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals and be derivative of a Moorish design theme in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph. Any new owner must abide by the terms of this agreement until November 2052.

- f. At the request of the City, Owner shall submit an annual report and shall provide additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution and this Agreement. A copy of the City's form of annual report is attached as Exhibit "B".
- g. The Owner will not physically alter or substitute the design of structures, materials and colors included in the Project's Final Site Plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.
- h. Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.
- i. Owner agrees to use commercially reasonable efforts to:
 - 1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College, to expand vocational and technical training programs for residents within the City through December 31, 2024; and
 - 2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-locka, and encourage all contractors retained to develop the Project to do the same, as follows:

- a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.
 - b) Host or require its general contractor(s) to host a Local Job Fair and provide a list of construction job openings to the City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).
- j. All trash and garbage containers shall comply with all city dumpster enclosure requirements.
- k. The following timelines shall be complied with by Owner, NE 113 TER, LLC., Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:
 - 1) Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.
 - 2) Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
 - 3) Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

10. Development Permits. In accordance with Section 163.3227(t), F.S., the City may need to approve the following additional development permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

- (a) Site plan approvals;
- (b) Modifications to existing approvals and permits, including the Project Site Plan;
- (c) Water, sewer, paving and drainage permits
- (d) Building permits
- (e) Sign permits
- (f) Certificates of use and occupancy; and

- (g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.
- (h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this Property.

11. Public Services and Facilities; Concurrence. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated by the Applications. The Property and the Project will also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

12. Consistency with Comprehensive Plan. In accordance with Section 163.3227(g), FS., the City hereby finds and declares that the Owners development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-Locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.

13. Reservation of Development Rights. Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-Locka, including the City's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agree Tent shall govern the development of the Property for the entire term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation after the Effective Date and during the Entire Term of this Agreement, except to the extent that Owner's consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this Agreement being terminated or having expired.

14. Zoning and Other Approvals. The parties hereto recognize and agree that certain provisions of this Agreement require the City and its boards, departments, or agencies, acting in their governmental capacity, to consider governmental actions, as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement shall be construed to prohibit the City from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the Property.

15. Necessity of Complying, with Local Regulations Relative to Development Permits.

- a) In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence development. The Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.
- b) In the event that the City asserts that the terms of this Agreement are not being complied with, then, in addition to any other remedies available to the City, the City may stay the effectiveness of this Agreement as to the portion of the Property associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to the Property or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the entire Property based on a failure to comply with this Agreement, the City shall send written notice containing the nature of the purported violation and provide a reasonable time-frame within which the Owner may correct the violation. These requirements for notice and an opportunity to cure shall not apply and shall not be construed to limit: (i) the City's ability to take any action to prevent or ameliorate any immediate danger to the public health, safety, or welfare; or (ii) the City's or the County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

16. Good Faith; Further Assurances. The parties to this Agreement have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. In that regard, the

parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi-judicial capacity.

17. Notices. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City at: City Manager
 City of Opa Locka
 780 Fisherman Street
 Opa Locka, Florida 33054

With a copy to: Law Offices of Burnadette Norris-Weeks, P.A.
 City Attorney
 City of Opa-locka
 780 Fisherman Street
 Opa-locka, Florida 33054
 And
 401 North Avenue of the Arts
 Ft. Lauderdale, FL 33311

If to the Developer at: NE 113 TER, LLC.,
 500 4TH AVE SUITE #3
 BROOKLYN, NY 11215

And

With a copy to:

18. Governing Laws, Construction and Litigation. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owners/Owners and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing

this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

19. Severability. In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

20. Entire Agreement. This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.

21. Indemnification. The Owners shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement instituted by third parties.

22. Periodic Review of Agreement. Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated, good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City, subject to the notice and cure provision contained in paragraph 15(b), above

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____
City Clerk

By: _____
City Manager

Dated: _____ day of _____, 2022.

Approved for form and legal sufficiency:

City Attorney: _____

NE 113 TER LLC., a Florida limited liability
company

WITNESS:

Signature

By: _____
Owner/Agent
Title: Manager

Print Name

Signature

Print Name

STATE OF FLORIDA)
:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, on this _____ day of _____, 2022 by XXXXXX XXXXX as Manager of NE 113 TER LLC., a Florida limited liability company. He is:

____ personally known to me, or
____ produced identification. Type of identification produced _____.

Notary Public, State of Florida at Large

Print Name

My Commission Expires:

EXHIBIT A

Legal Description

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS B & C BLK 104 & ALLEY LYG WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W205.70FT NWLY AD 22.25FT W66.69FT S75.96FT S 61 DEG W 43.44FT S 28 DEG E130FT N 61 DEG E53FT S 28 DEG E75FT N 61 DEG E75FT NELY AD 31.42FT TO
POB ALL LYG NLY OF ALI BABA & WLY OF SESAME LOT SIZE 29179 SQ FT OR 20449-3731 0602 6 COC 22547-0601 07 2004 6

EXHIBIT B
CITY'S ANNUAL REPORT FORM

City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

CITY OF OPA-LOCKA
ANNUAL REPORT FORM

Reporting Period: _____ to _____
Month/Day/Year Month/Day/Year

Name and Title of Individual Completing Report: _____

Address : _____
Street Location

City, State, Zip

1. Describe any changes made to the proposed plan of development, during the Reporting Period, as approved by the City of Opa-Locka City Commission ("City") pursuant to Resolution No. _____, passed and adopted on _____, 2022.
2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and NE 113 TER, LLC as approved by the City of Opa-Locka City Commission pursuant to Resolution No. _____, passed and adopted on _____, 2022 (the "Development Agreement").
3. Provide a list of development permits for vertical construction issued by the City during the Reporting Period.

4. Provide a list of certificates of occupancy within the project that have been issued by the City during the Reporting Period.
5. Describe compliance with Paragraph 9 (Development Conditions (a)-(k)) of the Development Agreement during the Reporting Period.
6. Provide a statement confirming that all persons have been sent copies of the annual report in conformance with Section 17 of the Development Agreement.